

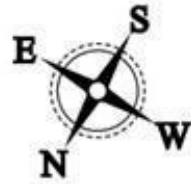
## Abbey Road, St John's Wood NW8 £350,000 Subject to contract

A delightful studio apartment in a noted and well-located portered block in St John's Wood.

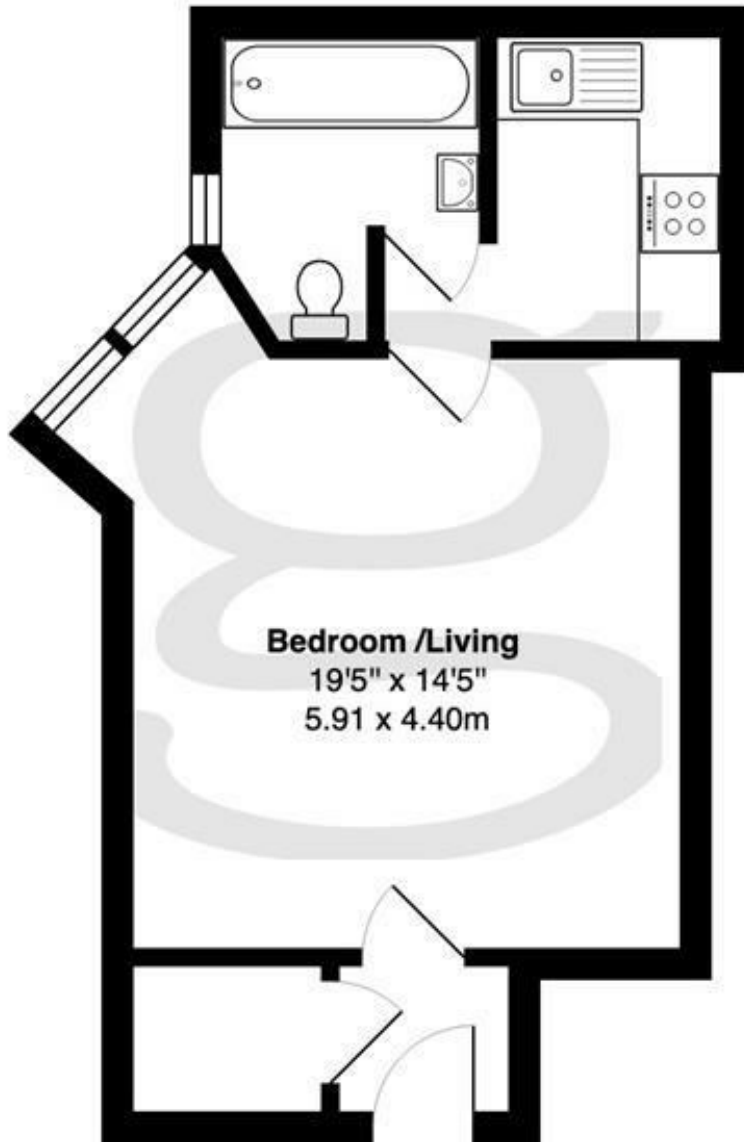
Located on Abbey Road, directly opposite the famous Beatles crossing Abbey House is a well-maintained portered block within a short walk to St John's Wood Underground Station and High Street.

Arranged on the 5th Floor ( with lift ) the apartment offers 332 st ft ( 30.9 sq m ) and is arranged as a well-proportioned fully wood paneled bedroom/living room with a large sash window, a separate kitchen, and a bathroom with a shower.





**Kitchen**  
8'2" x 7'5"  
2.50 x 2.26m



**Bedroom /Living**  
19'5" x 14'5"  
5.91 x 4.40m

**Abbey House, Abbey Road NW8**

**Total Gross Area: 332 ft<sup>2</sup> ... 30.9 m<sup>2</sup>**

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Property Overview

Location	St John's Wood, NW8
Price	Asking Price £350,000
Bedrooms	0
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	
Tax Band	
Current Ground Rent	Leasehold 999 years from 31.10.1969
Service Charge	
Term	Service Charge £2,700 pa

## Key Features

- Bright Studio
- Separate Kitchen
- Ample Storage
- Wood Panelled
- Supeb Block
- Long Lease
- Chain Free
- Great buy to Let



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

