

Abbey Road, London NW8



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Two bedroom flat on the 11th floor with stunning views, in NW8.

This exceptional two bedroom, two bathroom apartment is in the heart of prestigious St John's Wood. Situated within a secure, modern development, this spacious residence has been newly refurbished to the highest standard and offers contemporary accommodation for modern living.

Set on the 11th floor, the apartment benefits from beautiful views over London and benefits from the use of the residents-only swimming pool.



Asking price: £1,225,0000

Tenure: Leasehold: approximately 92 years remaining

Service charge: £600 per annum*

Ground rent: £7,634.50 per annum*

Local authority: City of Westminster

Council tax band: G

The 24-hour porter and allocated underground parking ensure the utmost convenience and security.

*Please note that we have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.

St John's Wood is a well established residential area with wonderful shops, restaurants and transport facilities providing easy access to central London, including St John's Wood Underground Station (Jubilee Line) and Maida Vale Underground Station (Bakerloo Line).

Local attractions include the Abbey Road studios, made famous by the Beatles and Lords Cricket Ground. The American School in Loudoun Road is very popular, and Regent's Park and Primrose Hill are a short stroll away.

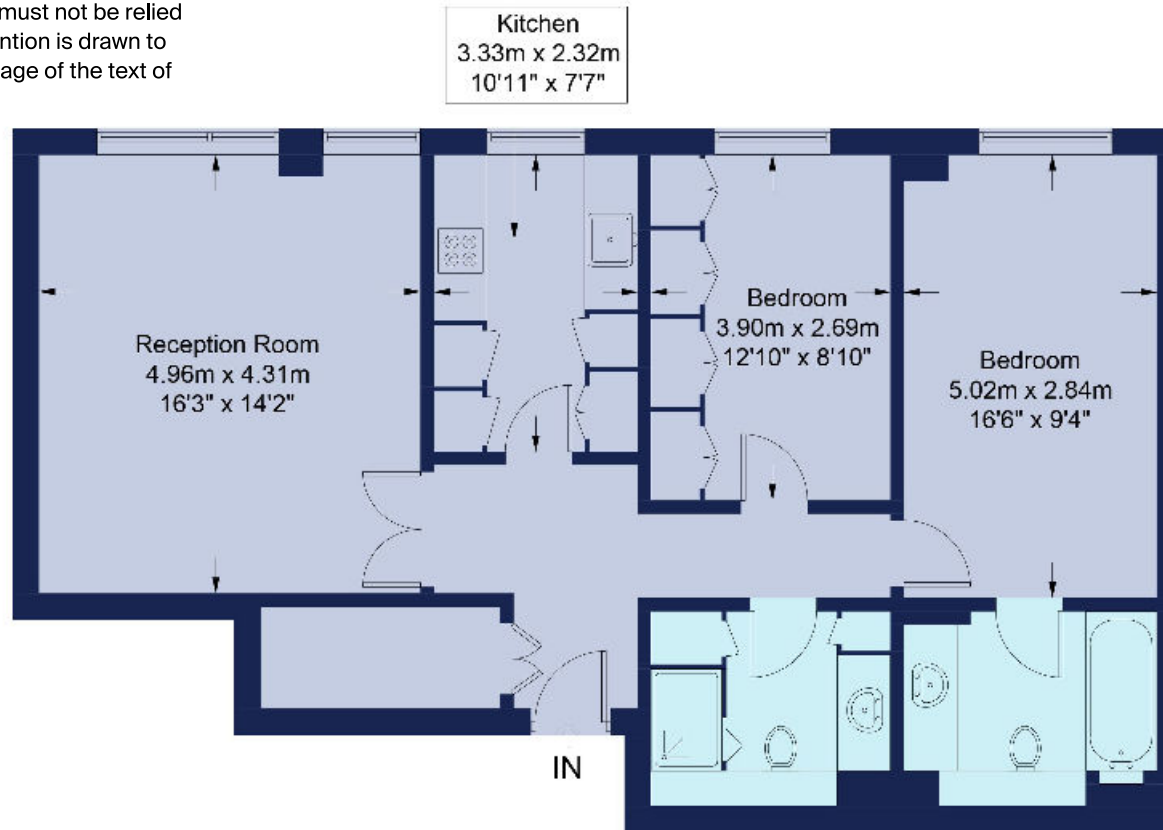




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Approximate Gross Internal Area = 81.9 sq m / 881 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Eleventh Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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