



## ABBEY LODGE

Park Road, NW8





# ABBEY LODGE

A beautifully presented four-bedroom family apartment extending to approximately 2,315 sq. ft, situated on the ground floor of one of St. John's Wood's most sought-after apartment blocks.



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Local Authority: City of Westminster

Council Tax band: H

Tenure: leasehold with 71 years remaining

Guide Price: £2,895,000









This exceptional home is offered in excellent condition throughout and features a magnificent double reception room, a fully fitted kitchen, four en suite bedrooms, a separate guest WC, and a utility room. Further benefits include a 24-hour portage service, residents-only off-street parking, and access to a beautiful communal garden.

Abbey Lodge is a highly regarded period mansion block forming part of the Crown Estate. Set behind a private carriage driveway, the building is superbly positioned on the outer circle of Regent's Park.

Please note that some of these images have been virtually staged purely for illustration purposes.



Please note, we have not yet received confirmation from the client regarding certain information for this property service charge, ground rent and review periods. You should ensure you make your own enquiries regarding material information about this property.







(Including Basement / Loft Room)  
Approximate Gross Internal Area = 216.1 sq m / 2326 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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