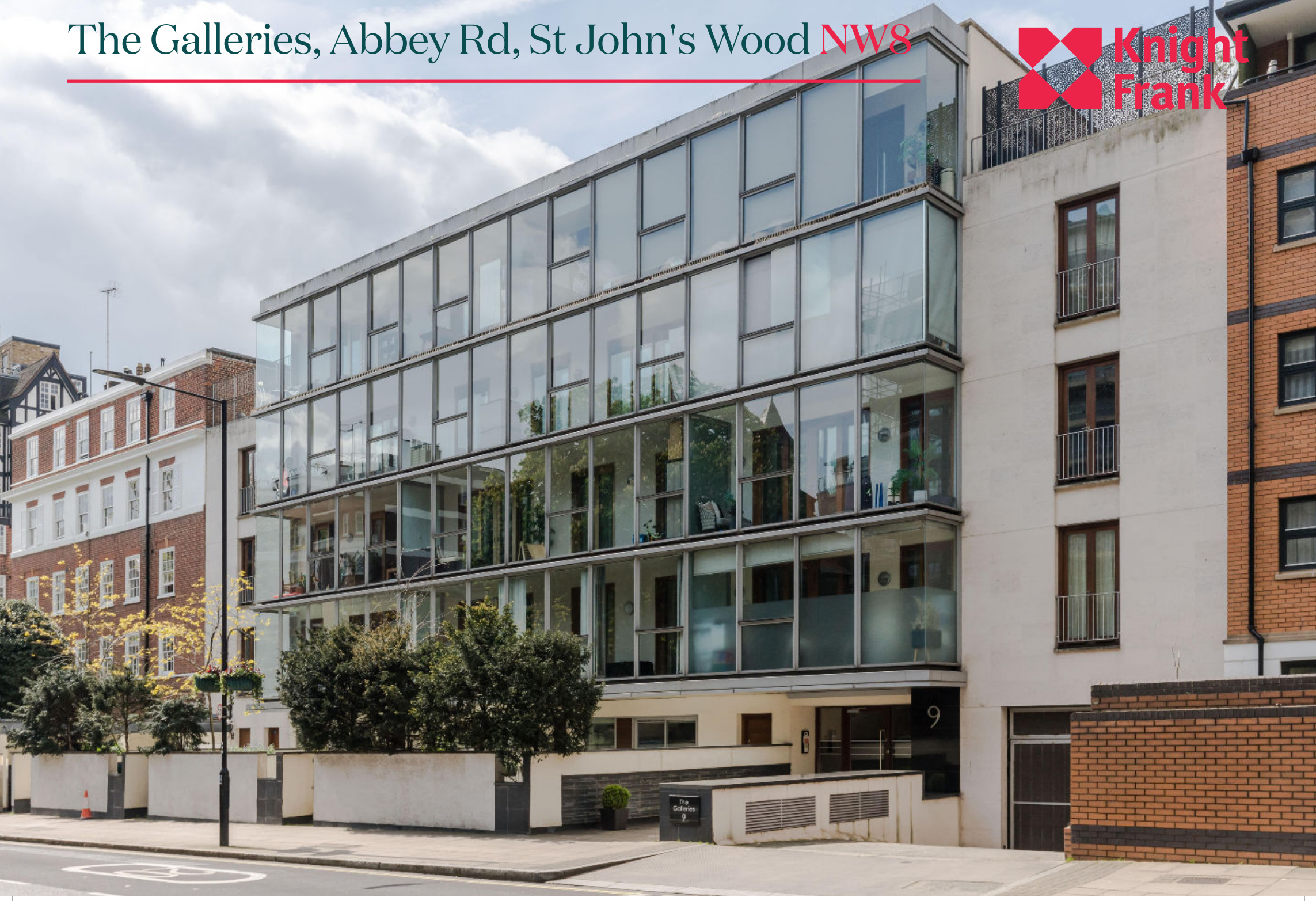


# The Galleries, Abbey Rd, St John's Wood NW8



# The Galleries, St John's Wood NW8

A spacious and elegant three bedroom flat within the prestigious Galleries Building on Abbey Road, St John's Wood. This unique residence spans ground and lower floors, offering a seamless blend of luxury and comfort.

The ground floor features an expansive living space, including a bright reception room, dining area, modern kitchen with integrated appliances and bathroom. The stairs go down to the lower ground floor, which has a high ceiling height and three bedrooms. There are two large bedrooms with en suites and fitted wardrobes and a third good-sized double. All bedrooms have direct access to a patio as well as the building offers portorage and a parking space.



**Guide price:** £2,500,000

**Tenure:** Leasehold: approximately 975 years remaining

**Service charge:** £16,234.46 per annum, plus a reserve fund £5,166.10 per annum, reviewed every year \*

**Ground rent:** £500 per annum, reviewed every 25 years, next review due 2026

**Local authority:** City of Westminster

**Council tax band:** H





## Location

Residents of the Galleries Building enjoy effortless access to a plethora of local amenities, including boutique shops, gourmet restaurants, and quaint cafes. Nearby attractions such as Regent's Park and the iconic Abbey Road Studios provide ample opportunities for leisurely strolls and cultural exploration. St John's Wood Underground Station (Jubilee Line) is just a short walk away.

## Service charge and Ground rent

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



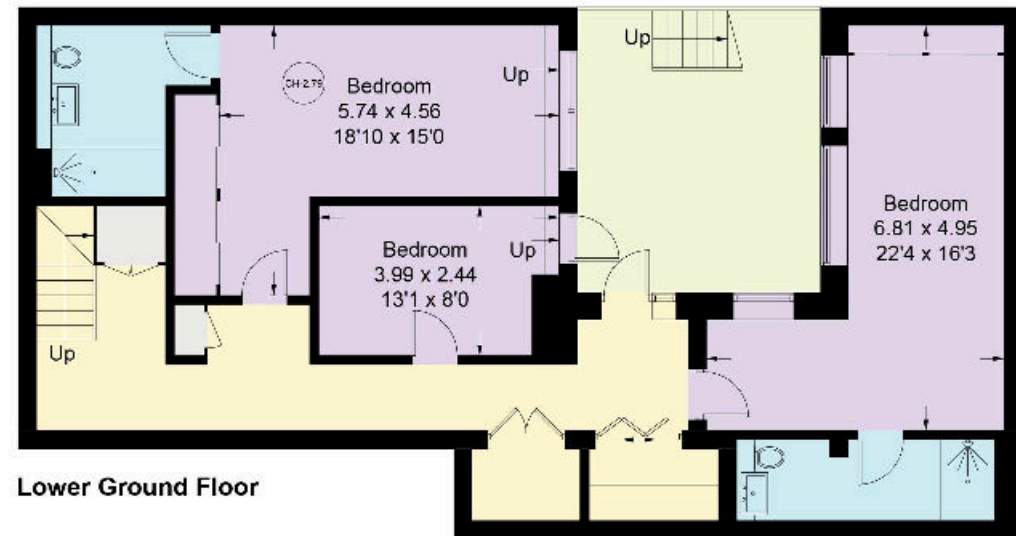
# The Galleries, NW8

Approximate Gross Internal Floor Area  
169.6 sq m / 1,825 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.



Ground Floor



Lower Ground Floor

Knight Frank  
St John's Wood  
5-7 Wellington Pl  
London  
NW8 7PB  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more  
Tim Perks  
+44 20 7871 5065  
[tim.perks@knightfrank.com](mailto:tim.perks@knightfrank.com)



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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Particulars dated May 2024. Photographs and videos dated April 2024.  
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