



Abbey Road, London NW8



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A contemporary maisonette with a private garden on the famous Abbey Road, NW8.

Arranged over two floors, this charming property comprises a principal bedroom with built in wardrobes and en suite bathroom, a second double bedroom with en suite shower room, a third double bedroom, bathroom, spacious reception room, eat-in kitchen, utility room and guest WC. Further benefits include a private garden, modern interiors and ample storage.

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



Guide price: £3,000,000

Tenure: Leasehold: approximately 986 years remaining

Service charge: £2,700 per annum*

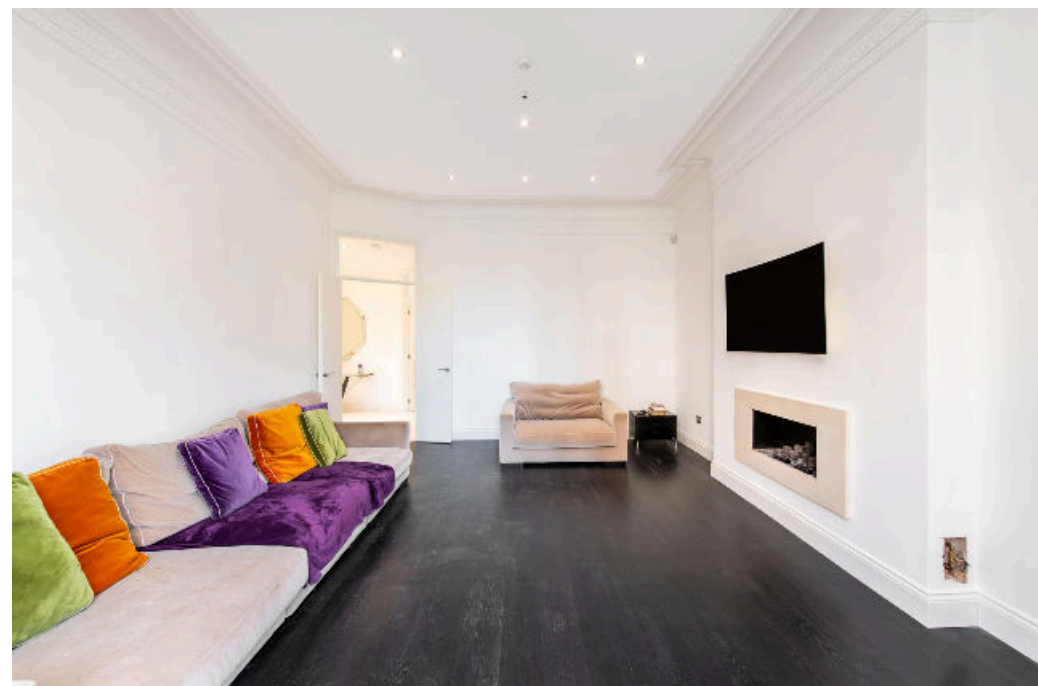
Ground rent: £150 per annum*

Local authority: City of Westminster

Council tax band: G

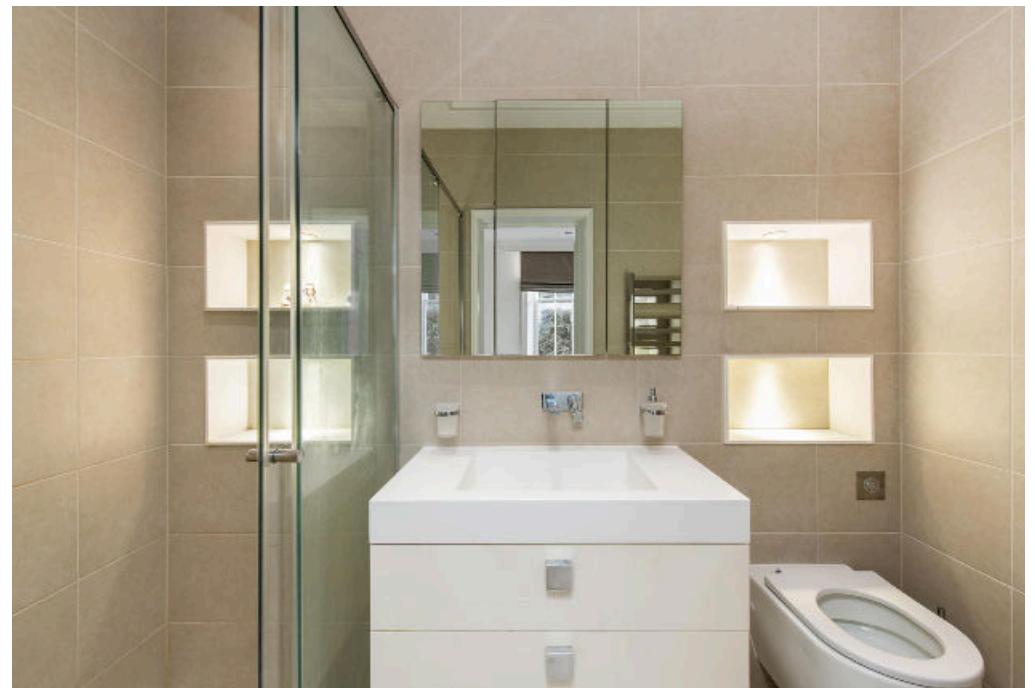
Location

St John's Wood is a well established residential area with wonderful shops, restaurants and transport facilities providing easy access to central London. 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, with many executives relocating to London with their families, and Regent's Park and Primrose Hill are a short stroll away.





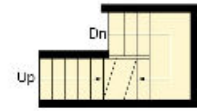






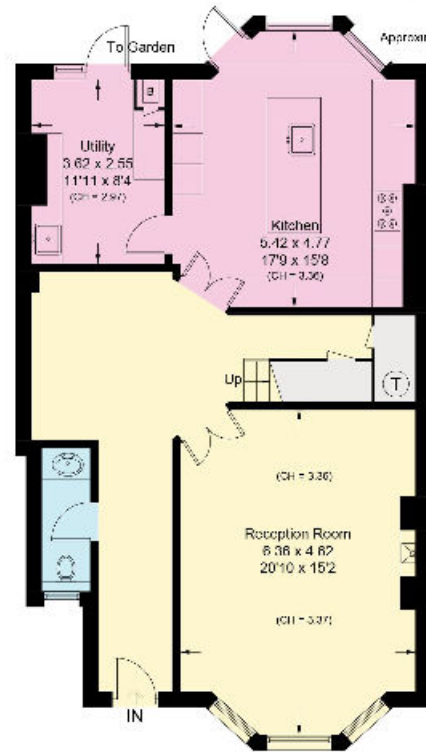
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Approximate Area = 183.6 sq m / 1977 sq ft

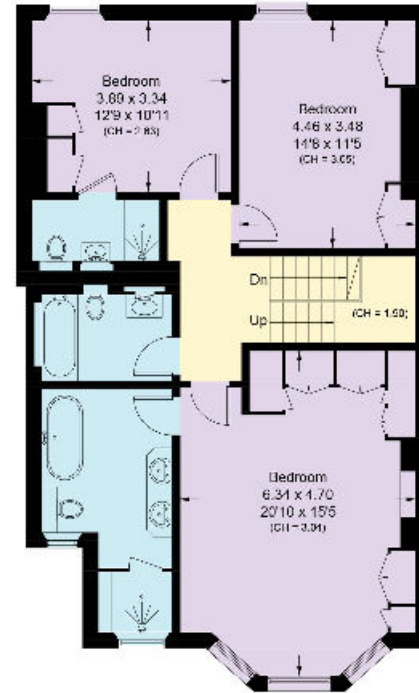


Half Landing
Approximate Area = 3.8 sq m / 41 sq ft

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
Approximate Area = 81.3 sq m / 883 sq ft



First Floor
Approximate Area = 88.5 sq m / 953 sq ft

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We would be delighted to tell you more

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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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