



The Galleries, 9 Abbey Road, London NW8

 **Knight  
Frank**

# The Galleries, 9 Abbey Road

## London NW8

A recently refurbished apartment set on the first floor of this exclusive block in the heart of St John's Wood on the famous Abbey Road.

The property is bright and spacious throughout (approximately 1,380 sq ft), comprising an open plan reception room/ fully integrated kitchen, three double bedrooms, and two bathrooms (one en suite). The apartment features comfort cooling/ heating system in all rooms. The Galleries benefit from 24 hour porter, a lift and underground parking.



**Guide price:** £1,400,000

**Tenure:** Share of freehold plus leasehold, approximately 998 years remaining

**Service charge:** £12,000 per annum

**Local authority:** City of Westminster

**Council tax band:** H





The Galleries is 0.2 miles from St John's Wood underground station (Jubilee line) and 0.6 miles from St John's Wood high street. It also sits by the renowned Abbey Road Studios. All distances are approximate.

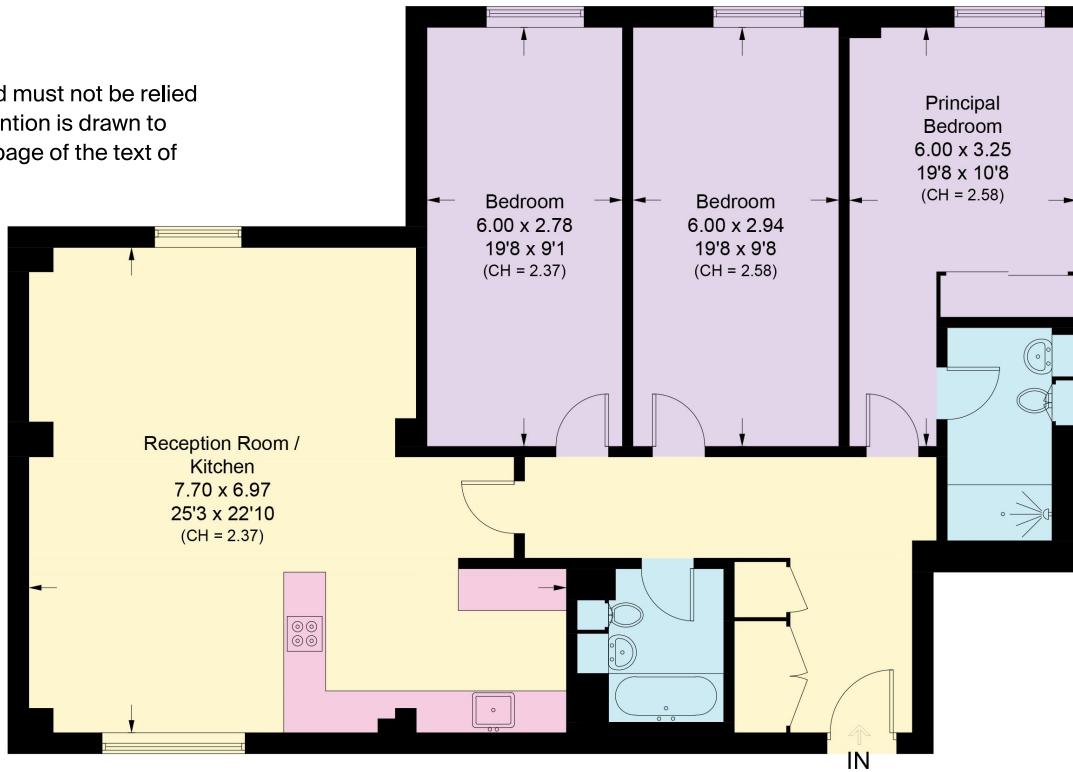


# The Galleries, Abbey Road, NW8

Approximate Area = 128.2 sq m / 1380 sq ft  
Including Limited Use Area (1.1 sq m / 12 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.



## First Floor

Approximate Area = 128.4 sq m / 1382 sq ft  
Including Limited Use Area (1.1 sq m / 12 sq ft)

**Knight Frank**

**St John's Wood**

5-7 Wellington Place

I would be delighted to tell you more

London

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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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Particulars dated November 2022. Photographs and videos dated November 2022.

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