



Abbey Gardens, London NW8



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A four bedroom family home with a garden and parking in St John's Wood NW8.

Arranged over four floors, this elegant Victorian home benefits from a private garden and off street parking for two cars.

The house comprises a principal bedroom with en suite bathroom, three further bedrooms, a family bathroom, en suite shower room, an intercommunicating reception and dining room, a large family room leading out on to the garden, a study, a spacious kitchen, a guest cloakroom/utility room and a terrace.



**Guide price:** £3,500,000

**Tenure:** Freehold

**Local authority:** City of Westminster

**Council tax band:** H

## Location

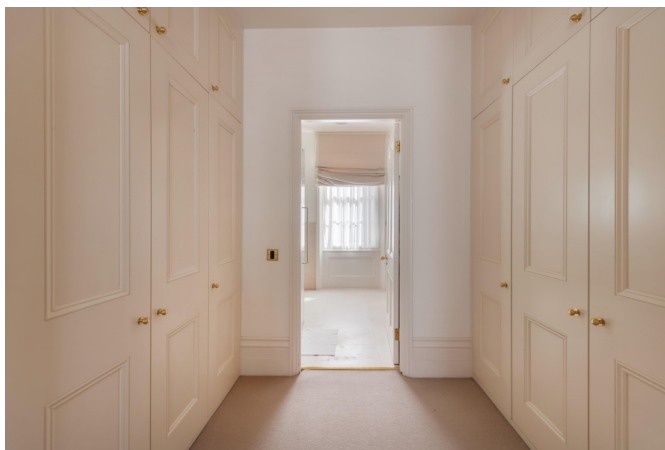
St John's Wood has a distinctly English village feel yet enjoys a cosmopolitan population and mix of restaurants and shops. Local attractions include the Abbey Road studios, made famous by the Beatles and Lords Cricket Ground. The American School in Loudoun Road is very popular, with many executives relocating to London with their families.

Regent's Park and Primrose Hill are a short stroll away, and St John's Wood underground station (Jubilee line) is just two stops from Bond Street in the heart of the West End.

















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Approximate Area = 224.2 sq m / 2413 sq ft  
Including Limited Use Area (2.0 sq m / 21 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.

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

We would be delighted to tell you more

**Declan Selbo**  
+44 20 7586 2777  
[declan.selbo@knightfrank.com](mailto:declan.selbo@knightfrank.com)

**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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