

Abercorn Place, St John's Wood NW8



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A newly refurbished lateral garden apartment (1,395 sq ft / 129.6 sq m) with a private rear garden and independent entrance.

Set within a charming period conversion building on Abercorn Place, this apartment has been exquisitely renovated to create a sophisticated modern home comprising an open plan living space with two double bedrooms (one en suite) and a separate utility room. As well as its own well maintained private entrance, the apartment leads on to a charming south-facing rear garden with an impressive garden studio. A modern design, this multi function space can be used as a spacious third bedroom with en suite, a gym or a home office.



Asking price: £2,395,000

Tenure: Share of freehold plus leasehold, approximately 182 years remaining

Service charge: £2,744 per annum, reviewed annually, next review date 01/04/2024

Ground rent: A peppercorn

Local authority: City of Westminster

Council tax band: E





Location

With its village-like ambience, elegant regency and contemporary buildings, world famous Lord's Cricket Ground and established cosmopolitan atmosphere. St John's Wood is one of central London's most sought-after addresses. Just a short distance by road or underground to London's West End and City, yet set apart due to its unique architectural heritage and history and the 400 acres of neighbouring Regent's Park and Primrose Hill, St John's Wood has been a highly desirable place to live over the last 200 years.













Abercorn Place

Gross Internal Area(Approx)

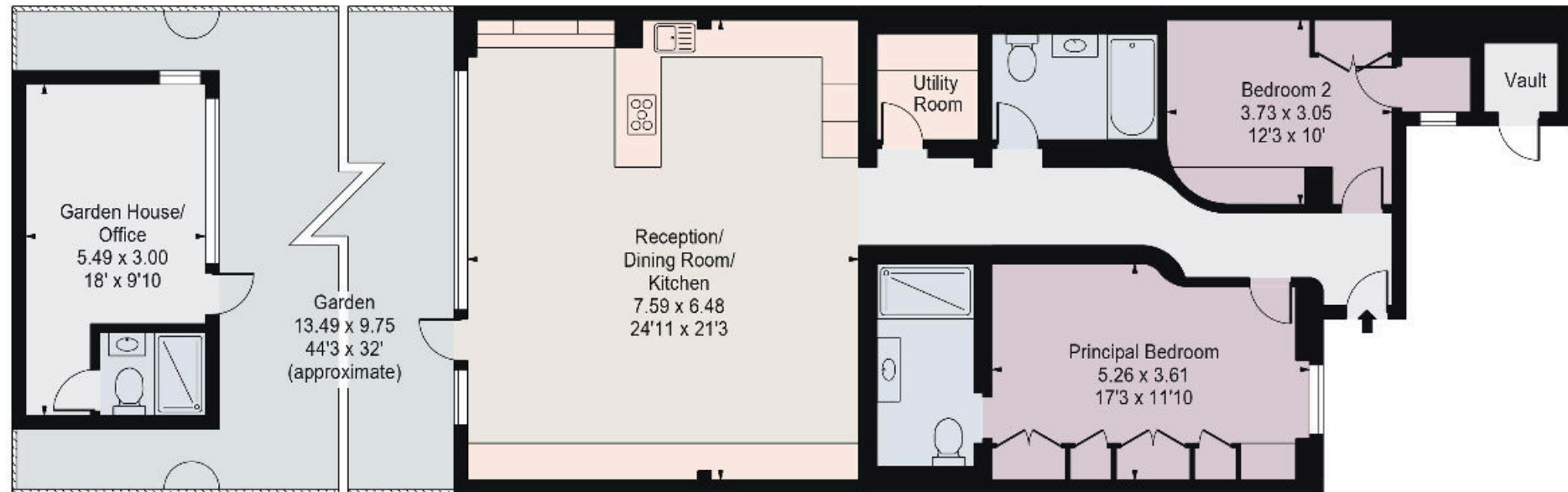
House = 111.76 Sq m / 1203 Sq ft

Vault = 1.39 Sq m / 15 Sq ft

Garden House & Office = 16.47 Sq m / 177 Sq ft

Total = 129.60 Sq m / 1395 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.



Lower Ground Floor

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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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