



Abbey Lodge, St John's Wood, NW8





**Abbey Lodge,
St John's Wood, NW8**
£4,000,000
Leasehold

Abbey Lodge sits next to Hanover Gate entrance to Regents Park and has direct access from its communal garden. As well as being close to St Johns Wood High Street the property benefits from being equally close to Marylebone.

- 24 hr portorage
- Parking
- Good transport links
- Communal gardens
- Superb location
- Recently updated
- Long lease
- EPC C

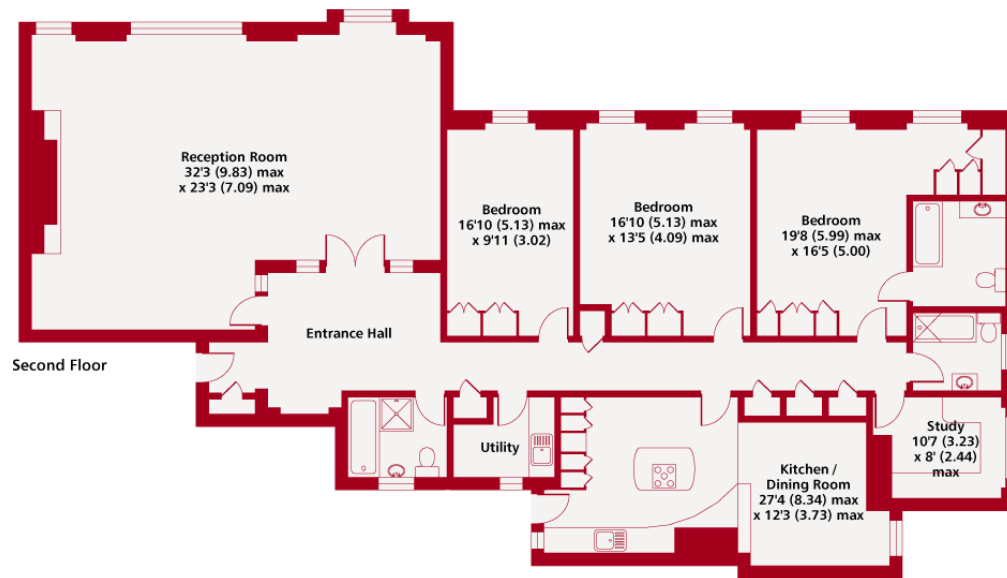
We are delighted to be instructed on this beautiful second floor, four bed spacious apartment, set in this premier mansion building backing onto and with direct access to Regents Park.

For more information or to arrange a viewing please contact:

St Johns Wood
41-47 Barrow Hill Road
St John's Wood, NW8 7AH
020 7586 8001
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Kinleigh Folkard & Hayward

kfh.co.uk



Abbey Lodge NW8
Gross Internal Floor Area 2401 sqft 223 sqm
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Energy Performance Certificate

Abbey Lodge, Park Road, LONDON, NW8


Dwelling type: Mid-floor flat
 Date of assessment: 09 March 2016
 Date of certificate: 10 March 2016
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 214 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

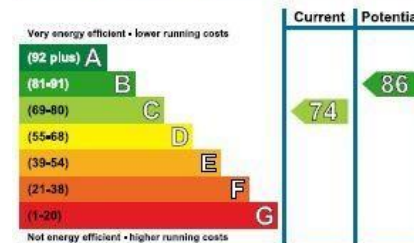
Estimated energy costs of dwelling for 3 years:	£ 4,845
Over 3 years you could save	£ 2,412

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 618 over 3 years	£ 318 over 3 years	
Heating	£ 3,513 over 3 years	£ 1,401 over 3 years	
Hot Water	£ 714 over 3 years	£ 714 over 3 years	
Totals	£ 4,845	£ 2,433	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.



The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,653	
2 Low energy lighting for all fixed outlets	£120	£ 243	
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 516	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.