

ABBEY ROAD

LONDON, NW6

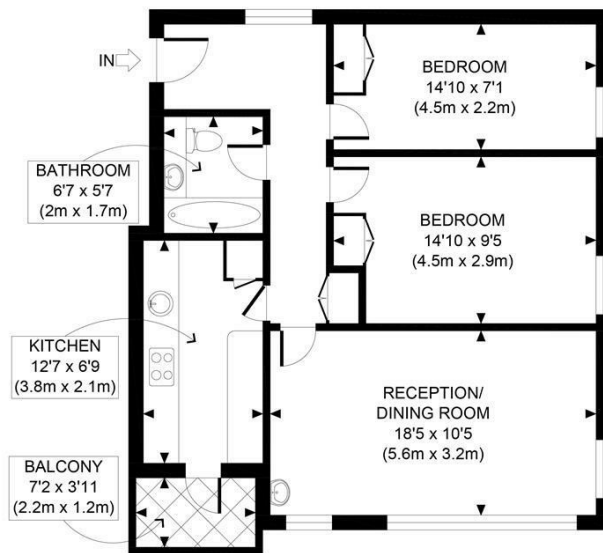
£425,000
LEASEHOLD

Nestled in the vibrant area of Abbey Road, London. Comprising two well-proportioned bedrooms, spacious reception room and a conveniently located bathroom.

Abbey Road is renowned for its rich cultural history and lively atmosphere. Residents can enjoy easy access to local amenities, including shops, cafes, and parks, all within a short distance. The area is well-connected by public transport, allowing for effortless travel across London.

Service charge is approximately £3,000 per annum with heating and hot water included.

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ELEVENTH FLOOR
GROSS INTERNAL
FLOOR AREA 675 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 675 SQ FT / 63 SQM	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	
Snowman House	
date	13/03/25
photoplan	



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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