



ABBAY ROAD

LONDON, NW8

£325,000
LEASEHOLD

Nestled in the prestigious Abbey Road area of London and situated within a well-maintained mansion block enhanced by the dedicated porter.

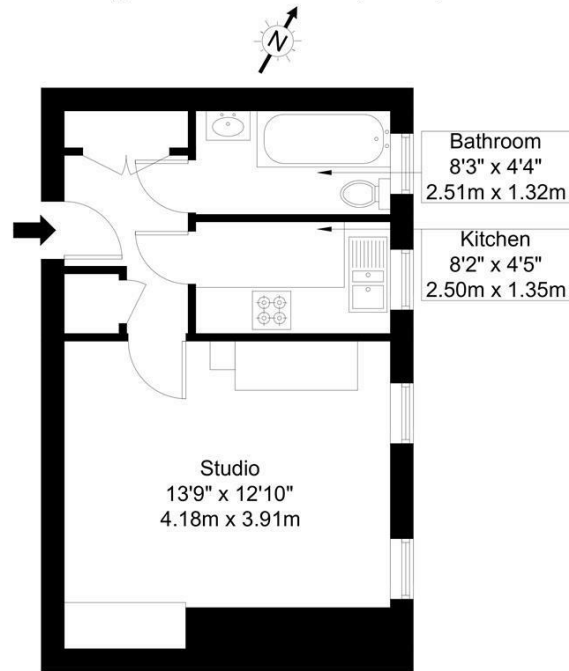
The flat features a well-proportioned reception/bedroom area that serves as a versatile space. The bathroom is thoughtfully designed, providing all the essential amenities for modern living. The layout of the studio flat maximises space, creating a functional use.

Abbey Road is one of London's most iconic locations, known for its musical history and vibrant community. Residents can enjoy easy access to a variety of local shops, cafes, and restaurants, as well as excellent transport links that connect you to the heart of the city and beyond.

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Abbey Road, NW8 9DP

Approx Gross Internal Area = 29.05 sq m / 313 sq ft



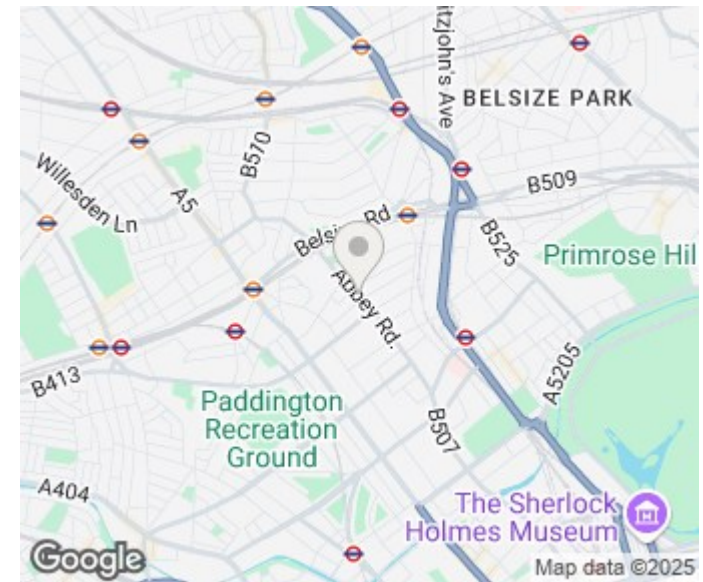
Seventh Floor

Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(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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