



Viewings by appointment  
0207 483 2611

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properties



, NW8 0EN

£1,150,000\*fees apply



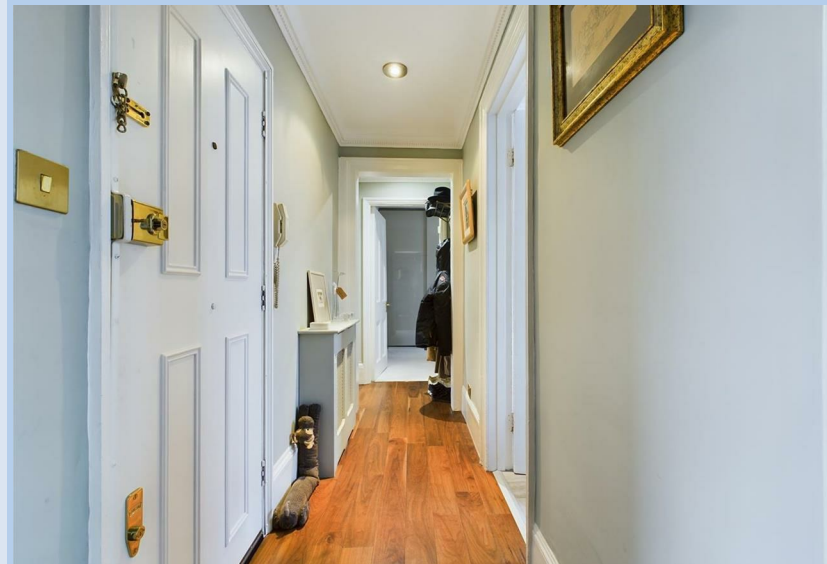
Nestled within a prestigious detached period house in the highly sought-after Carlton Hill, St John's Wood, this exceptional two-bedroom first-floor period conversion is a perfect blend of classic charm and contemporary living.

Boasting a share of freehold with a 999-year term from 1993, this beautifully presented home is in excellent decorative condition. Highlights include a spacious entrance hall, a bright and inviting reception room, a stunning Charles Yorke open-plan kitchen and dining room, ideal for entertaining and a communal roof terrace and communal garden.

The accommodation comprises a master bedroom with an elegant en suite shower room, a generously sized second bedroom, and an additional en suite bathroom.

Further benefits include off-street parking, access to a communal garden, and a roof terrace, offering tranquil outdoor spaces to unwind and enjoy.

This property combines period elegance with modern luxury, making it a truly unique offering in one of London's most desirable locations.



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- Share of Freehold Term 999 years
- Off Street Parking
- Entrance Hall
- Communal Garden & Roof Terrace
- Open Plan Kitchen and Dining Room
- 900 sq ft



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC			<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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\*All Fees stated are inclusive of VAT  
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

#### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.

