



Viewings by appointment  
0207 483 2611

abbey  
properties

# Finchley Road, NW8 6EX

£5,750 \*fees apply



This stunning, newly refurbished four-bedroom, three-bathroom apartment in the prestigious Lyndhurst Court, St John's Wood offers contemporary living in a prime London location. Finished to an exceptional standard, the property boasts bright, spacious interiors with a sleek, modern design.

#### Prime Location & Transport Links

Ideally located in the heart of St John's Wood, Lyndhurst Court is just a short stroll from the vibrant St John's Wood High Street, home to an array of boutique shops, cafés, and restaurants. The iconic Regent's Park is also nearby, offering beautiful green spaces, scenic walking trails, and recreational facilities.

St John's Wood Underground Station (Jubilee Line) – approx. 10-minute walk

Maida Vale Underground Station (Bakerloo Line) – approx. 12-minute walk

Multiple bus routes providing easy access to central London and surrounding areas

This exceptional property seamlessly blends modern luxury with the charm of St John's Wood living..

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

Tax Band: G

EPC Rating: C



abbey  
properties





- Prime Location
- Large Terrace
- Lift
- Newly refurbished
- Washer/Dryer/Dishwasher
- Porter
- Woodfloor
- Three bathrooms



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		

Viewings by appointment  
0207 483 2611

7-8 Regency Parade  
London, NW3 5EG

lettings@abbeyproperties.co.uk

www.abbeyproperties.co.uk

abbey  
properties

\*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.

