



Viewings by appointment
0207 483 2611

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St. Johns Wood Park, NW8 6NH

£4,983 *fees apply



A beautifully maintained three-bedroom, three-bathroom apartment on the fourth floor of this prestigious gated development with 24-hour portage and lift access. The property features a bright reception and dining area, modern fitted kitchen, and three generous double bedrooms, each with an en-suite. Finished to a high standard throughout with wood flooring and ample storage, it is ideally located near St John's Wood High Street, Regent's Park, and Swiss Cottage Underground (Jubilee Line, Zone 2). Parking available by separate negotiation. Offered furnished or unfurnished.

Key features:

- Three double bedrooms, all en-suite
- Spacious reception and dining area
- Modern fitted kitchen
- 24-hour porter and lift access
- Gated development with optional parking

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.

Tax Band: F
EPC Rating: C



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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7-8 Regency Parade
London, NW3 5EG

lettings@abbeyproperties.co.uk

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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.

