

# Abbey Road, St John's Wood NW8

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A spacious and beautifully presented two bedroom lateral apartment (73.76 sq m / 794 sq ft) in NW8. Situated on the ground floor of this landmark development, the apartment forms part of a restored Grade II listed converted Church on Abbey Road, St John's Wood, with direct views of the Abbey Road Studios.

This exceptional home, ideal as a permanent London base, a pied-a-terre, or a rental investment, benefits from its own private entrance. The accommodation comprises an open-plan kitchen/ reception room, a principal bedroom with an en suite shower room and a private terrace, one additional double bedroom, and a family bathroom.



**Asking price:** £925,000

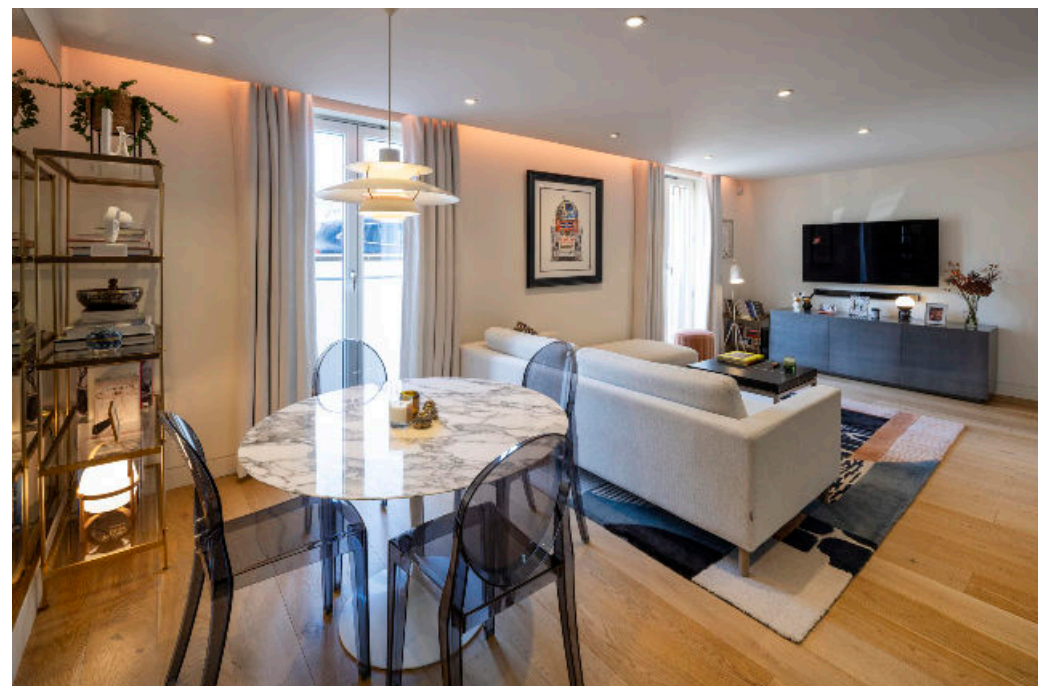
**Tenure:** Leasehold: approximately 89 years remaining

**Service charge:** £3,194.20 per annum, reviewed every year, next review due 2025

**Ground rent:** £250 per annum. Fixed.

**Local authority:** City of Westminster

**Council tax band:** F



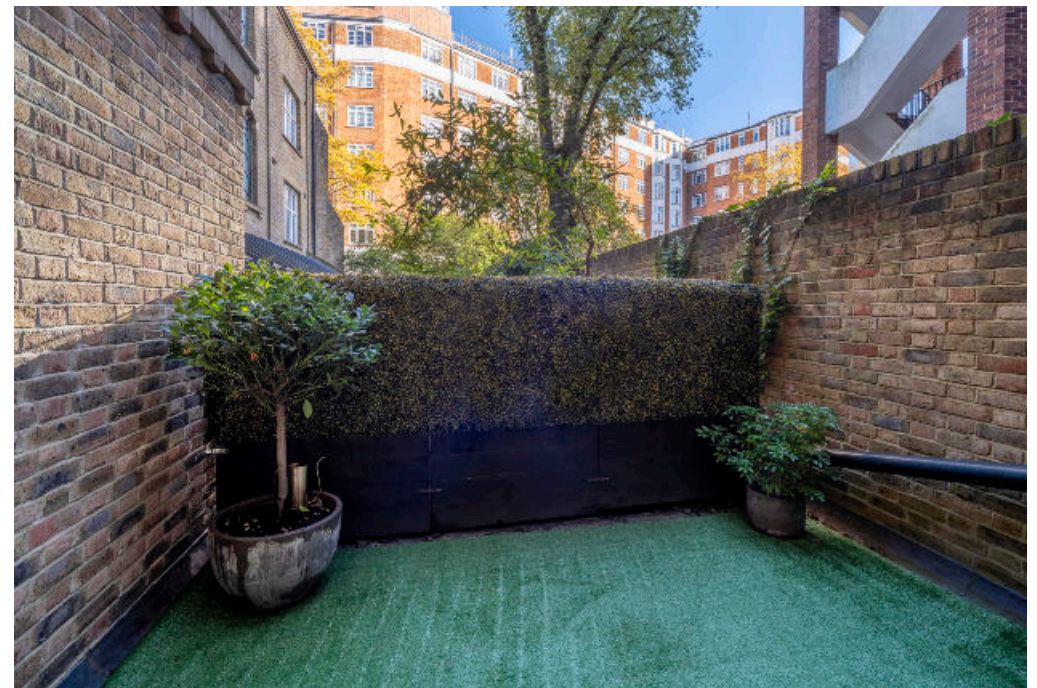


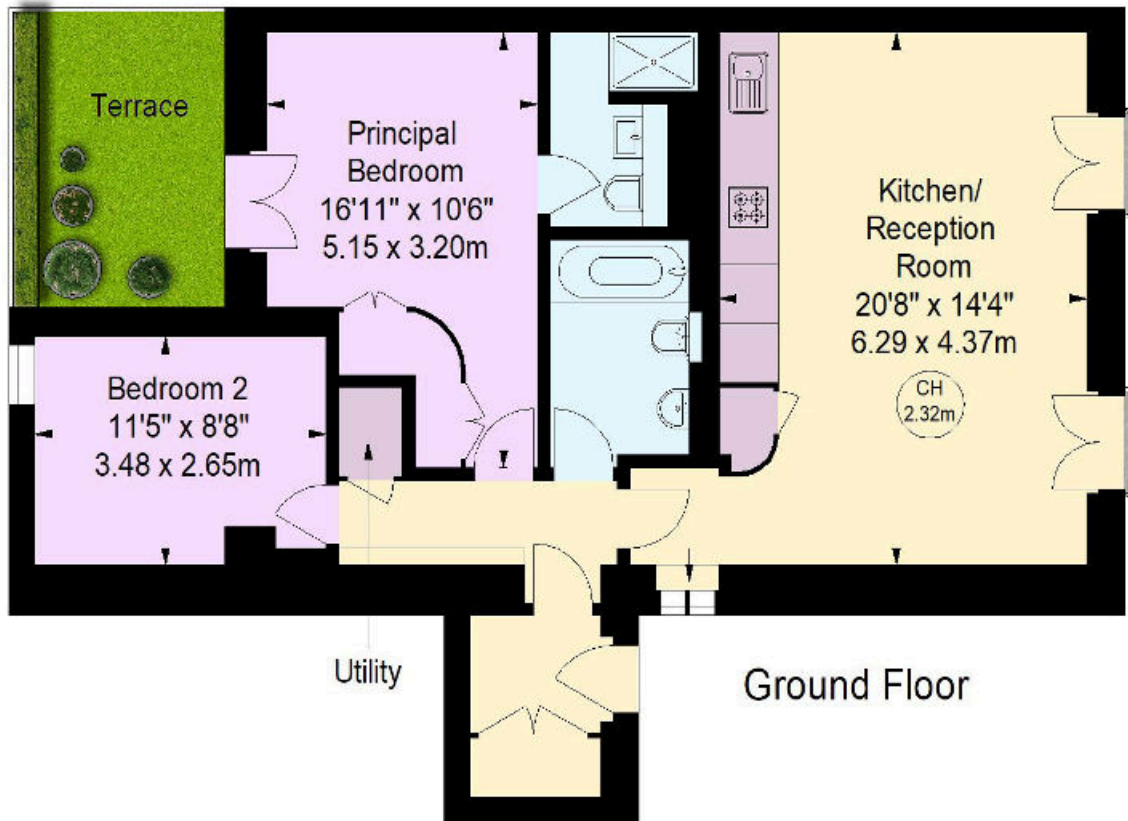
Additional benefits include a secure, dedicated parking space, gated access to the development and ample storage.

Centrally located on Abbey Road, it is opposite the world-famous EMI recording studios and the iconic Beatles zebra crossing. The property is within close proximity of The American School in London (approximately 0.3 miles), St John's Wood High Street, and St John's Wood Underground Station (Jubilee Line), located approximately 0.4 miles and 0.3 miles away, respectively. Additionally, Lord's Cricket Ground and Regent's Park are close by.

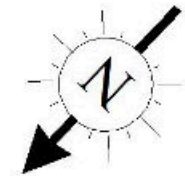








**Abbey Road, NW8**  
 Approximate gross internal area  
 794 sq ft / 73.76 sq m



**Key :**  
 CH - Ceiling Height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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