



ABBEY GARDENS

St John's Wood NW8



# A CHARMING THREE BEDROOM MAISONETTE FLAT

With a private roof terrace, arranged over two spacious floors of a well-located period building in the coveted Abbey Gardens. The heart of the home is a generous reception room with ample space for both relaxing and entertaining.



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Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold with approximately 102 years remaining

Ground rent: £100 per annum\*

Service charge: Approximately £3,000 per annum\*

Asking Price: £1,600,000

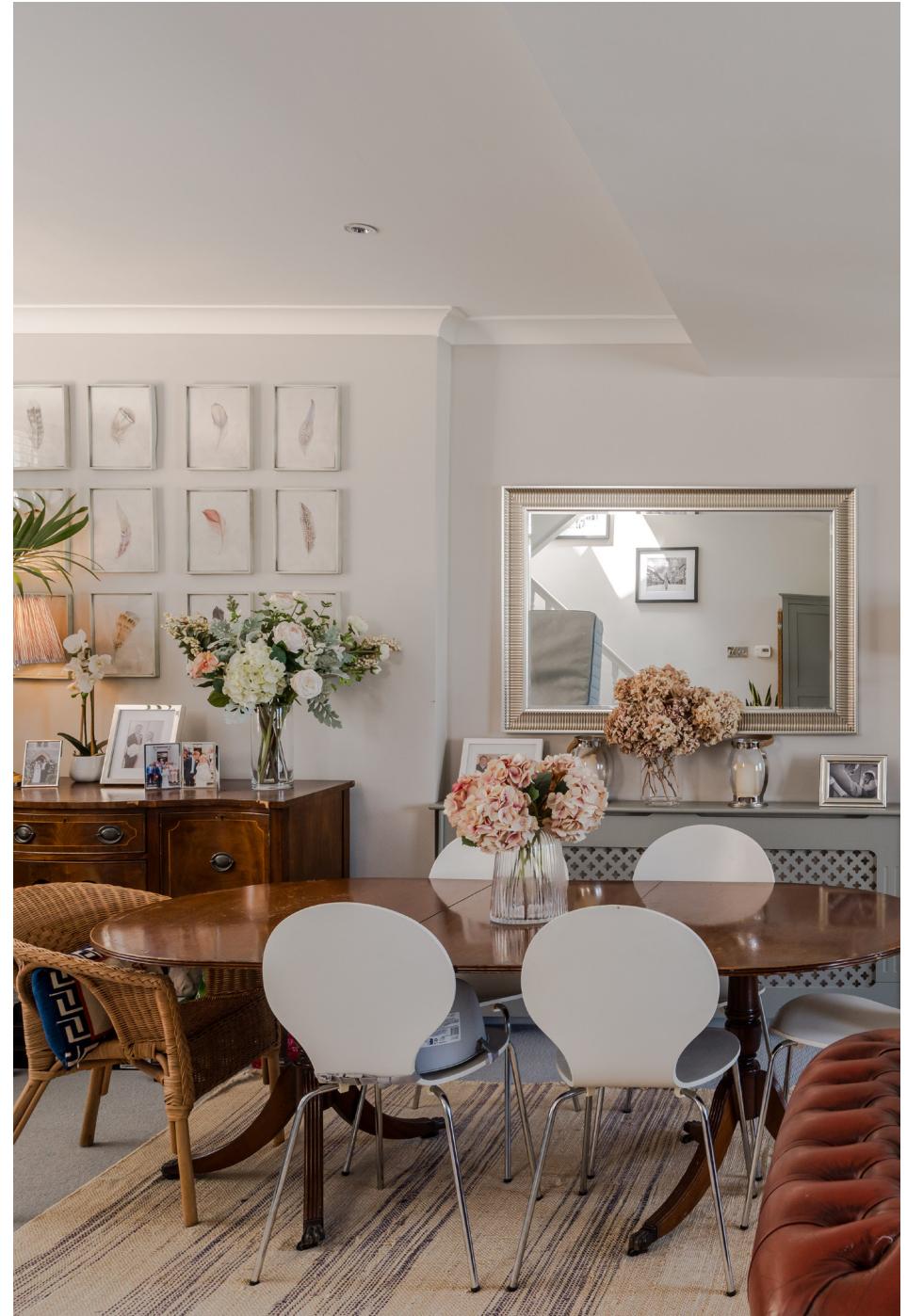


## ABBEY GARDENS, ST JOHN'S WOOD NW8

Natural light floods the space through large sash windows, highlighting the period features and elegant proportions. To the rear and down the stairs is a large fitted kitchen with ample worktop space and storage. The apartment also features a private roof terrace on the upper floor, along with three well-proportioned bedrooms and a contemporary shower room.

Located on picturesque Abbey Gardens, you're moments from the vibrant local amenities, while enjoying the tranquillity of a residential street. St John's Wood has boutiques, restaurants and transport facilities providing easy access to Central London. Local attractions include the Abbey Road Studios, made famous by the Beatles and Lord's Cricket Ground.

\*Please note that we have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries. The seller understands the ground rent will become a peppercorn after a pending lease extension has been completed.









Approximate Gross Internal Area = 113.9 sq m / 1,226 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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