



 barnard marcus

Abercorn Place, St. John's Wood, London NW8 9DT


barnard
marcus

welcome to

Abercorn Place, St. John's Wood, London

A beautifully presented, recently refurbished fifth floor one bedroom apartment. Comprising open plan kitchen/living, large double bedroom and bathroom. Benefitting from lift access, building porter and communal garden. Positioned on an attractive residential street, 29 Abercorn Place is a purpose-built 1930's mansion block located close to the sought-after amenities of St. John's Wood High Street located just 0.7 miles away.



The property comprises of entrance hallway, open plan kitchen/living, large double bedroom and bathroom.

Abercorn Place is just around the corner from the world-famous Abbey Road Studios and is within easy reach of Primrose Hill (0.9 miles), Portobello Road, Paddington Recreation Ground (with its gym and running track) and Lord's Cricket Ground.

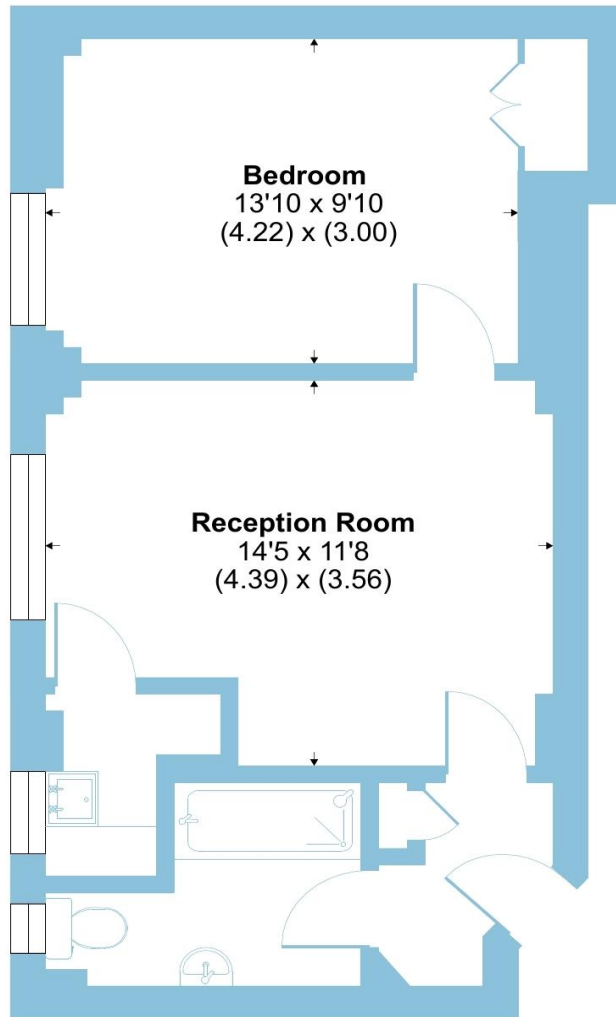




Abercorn Place, London, NW8

Approximate Area = 414 sq ft / 38.5 sq m

For identification only - Not to scale



FIFTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Barnard Marcus. REF: 1052135

 barnard marcus

welcome to

Abercorn Place, St. John's Wood, London

- Development opportunity - strong rental potential
- Close to cafes, shops and green open spaces
- Fifth floor with lift access
- 94 years left on the lease
- Building porter and resident's permit parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KWY104040



Property Ref:
KWY104040 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


barnard marcus



020 7836 8427



CoventGarden@barnardmarcus.co.uk



53 Endell Street, Covent Garden, LONDON,
WC2H 9AJ



barnardmarcus.co.uk