



**34 Abbey Road, London
NW8 9AX
Asking price £3,250,000 Freehold**





Abbey Road

Approximate Gross Internal Area = 174.4 sq m / 1877 sq ft
(Excluding Eaves)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1013752)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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