



Abbey Road, St. Johns Wood, London NW8

£3,200 Per Month

This spacious 2 bedroom 1 bathroom flat is located on the ground floor of the famous purpose-built block of Abbey House on Abbey Road, located just next door to the famous Abbey Road Studios and the zebra crossing featured on the cover of the Beatles' album, this iconic flat is perfect for a small family or young professionals.

This refurbished apartment has been freshly painted and benefits from a new bathroom, modern laminate flooring in the living areas & new carpets in the bedrooms. The building has a porter daily from 9am -5pm and is located only a 5-minute walk to the underground Tube Station (St. Johns Wood - Jubilee Line Zone 2)

Available 15th May 2025, Unfurnished, EPC: E, Council Tax: Westminster Band F

Abbey Road, St. Johns Wood, London NW8

Reception



Bathroom



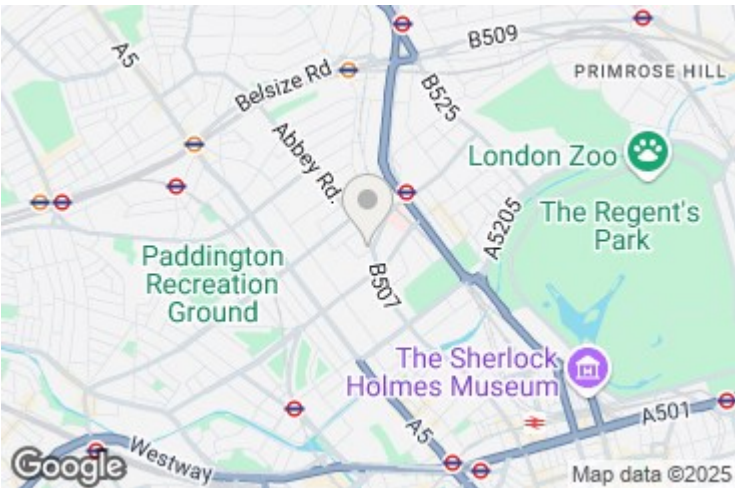
Bedroom



Kitchen



Bedroom 2



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		

Ground Floor

Approx. 80.8 sq. metres (869.7 sq. feet)



Bedroom 2
2.60m x 5.28m
(8'6" x 17'4")

Bedroom 1
2.79m x 4.99m
(9'2" x 16'5")

Kitchen
2.30m x 4.00m
(7'7" x 13'1")

Living Room
3.40m x 6.00m
(11'2" x 19'8")

Bathroom
1.80m x 2.00m
(5'11" x 6'7")

Total area: approx. 80.8 sq. metres (869.7 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098
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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.28' (feet)

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