





KEY FEATURES

- Private balcony
- Modern fully fitted kitchen with high-spec appliances
- Hardwood flooring and neutral décor throughout
- Residents' swimming pool
- 24-hour concierge
- Lift access to all floors
- Secure underground parking

•Please note some of the images have been digitally altered. All CGI images are for illustrative purposes only.

This well-designed three-bedroom apartment is located on the third floor of a secure purpose-built development on Abbey Road in St John's Wood, NW8. The property offers bright, well-proportioned interiors, modern fixtures and a rare combination of amenities including a concierge, residents' swimming pool and private balcony. This apartment offers a functional layout ideal for modern living. The spacious reception area benefits from natural light and direct access to a private balcony. The kitchen is separate and finished to a high standard, while the bedrooms provide ample storage and comfortable accommodation. The development includes a 24-hour concierge, leisure facilities and secure parking.

Abbey Road is close to the amenities of St John's Wood High Street and Maida Vale. St John's Wood Station (Jubilee line) and Maida Vale Station (Bakerloo line) are within easy reach, and South Hampstead Overground Station provides further connections across London.



3 BEDROOM



2 BATHROOM



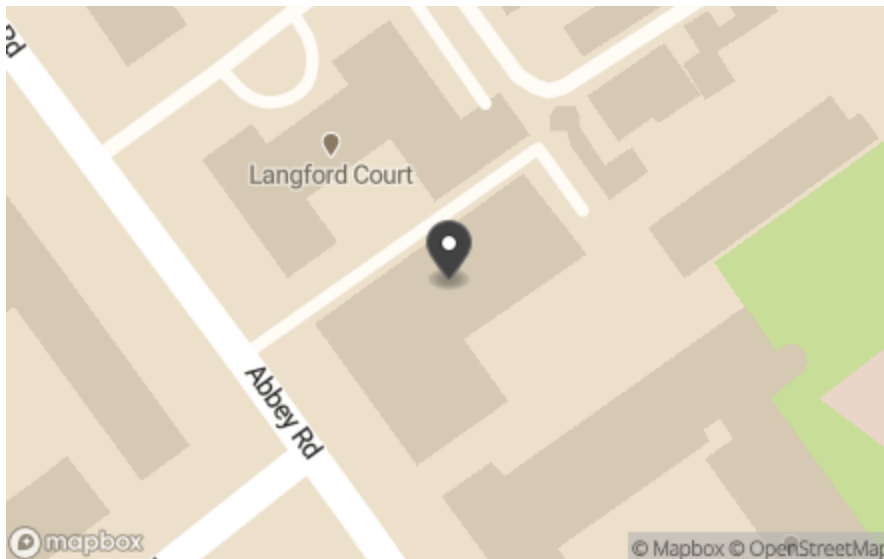


ACCOMODATION

Principal bedroom with ensuite shower room
Three double bedrooms, two with extensive built-in storage
Family bathroom and separate guest cloakroom
Large reception room
Kitchen

LOCATION

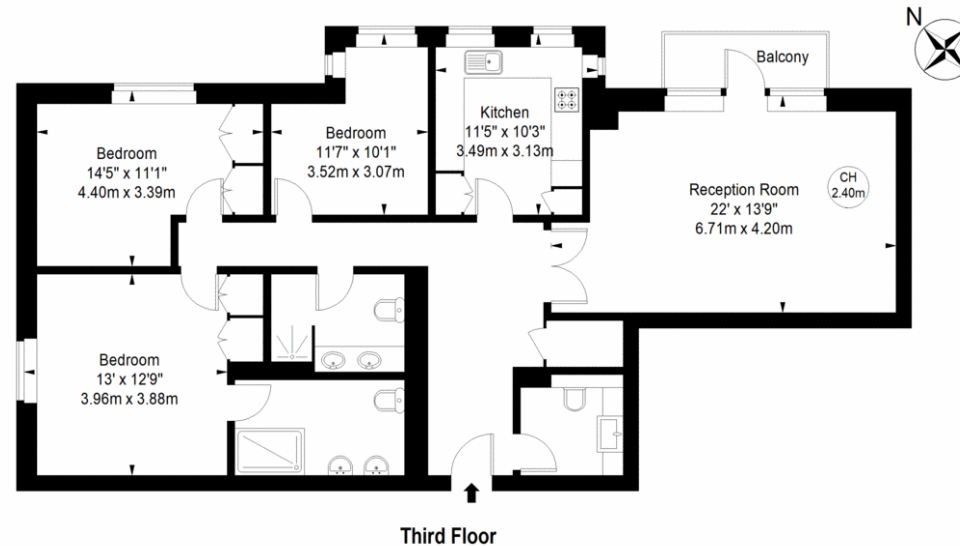
Abbey Road is close to the amenities of St John's Wood High Street and Maida Vale. St John's Wood Station (Jubilee line) is approximately 0.3 miles away, Maida Vale Station (Bakerloo line) is also within easy reach, and South Hampstead Overground Station provides further connections across London.





Abbey Road, NW8

Approximate Gross Internal Area = 108.7 Sq m / 1170 Sq ft



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

TERMS

Price: £1,350,000

Tenure: Leasehold

Council Tax Band: H

Viewing: By appointment only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

