



Abbey Road, St Johns Wood NW8 £995,000 Subject to contract

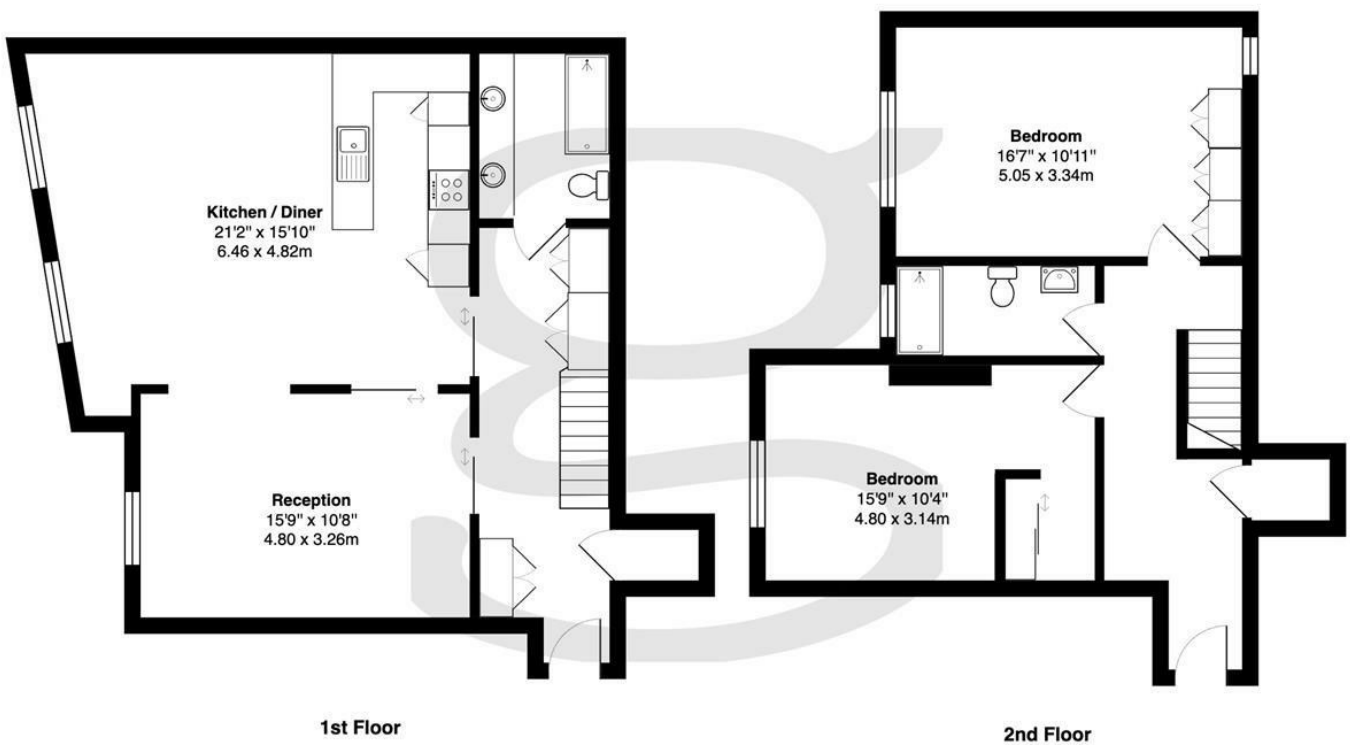
An exceptional opportunity to reside just moments away from the vibrant Boundary Road amenities, including shops, bars, restaurants, and the iconic Abbey Road studios.

Contemporary living in this luminous and expansive duplex apartment arranged on the first floor, easily accessible via an elevator, this residence boasts a dual-level design highlighted by a double-height reception area with an abundance of natural light. The adjoining upscale kitchen features a central island, offering a seamless blend of style and functionality. Additional flexible space, which can serve as a third bedroom or an extra reception room, enhances the adaptability of the layout.

The second floor comprises a principal bedroom, a further second generously sized double bedroom, and a well-appointed family bathroom.

Positioned for convenience, Abbey Road benefits from excellent transport connections, with proximity to St John's Wood underground station (Jubilee Line), Swiss Cottage (Jubilee Line), and Maida Vale (Bakerloo Line).





Abbey Road St John's Wood, , NW8

Total Gross Area: 1223 ft² ... 113.6 m²

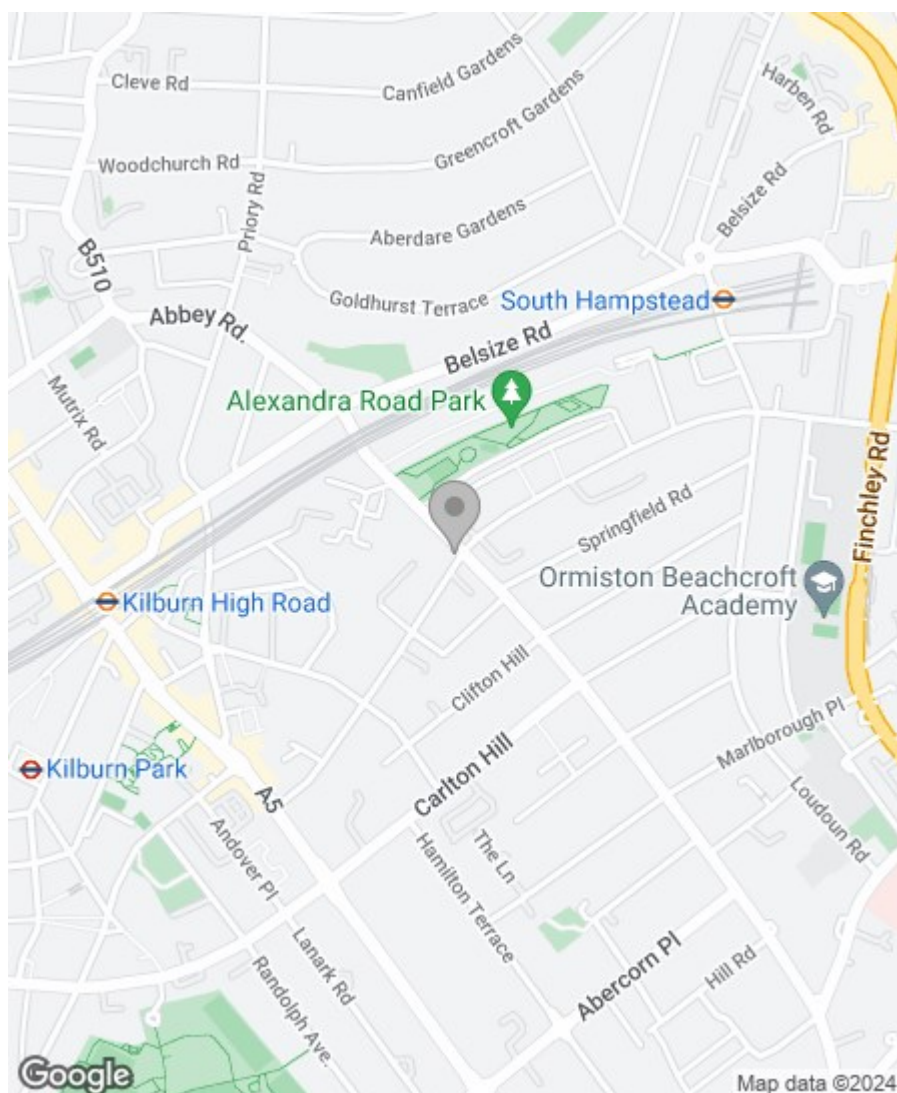
All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Property Overview

Location	St John's Wood, NW8
Price	Asking Price £995,000
Bedrooms	2
Bathrooms	2
Receptions	2
Tenure	Leasehold
Council	Camden
Tax Band	G
Current Ground Rent	TBC
Service Charge	TBC
Term	999 Years from 2017

Key Features

- Stunning Duplex Apartment
- Double Ceiling Height to Reception
- 2 Receptions / bed 3
- Contemporary Block
- Passenger Lift
- Chain Free
- Long Lease
- Well Located



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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 (CO₂) 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



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any 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 and cannot 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) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

