

Abbey Road, St John's Wood, London £525,000 Subject to contract

Set over 2 floors of this ideally located building just off the ever popular Abbey Road, is this large 4 bedroom, apartment with eat in kitchen reception room, study, family bathroom and separate WC

Presented in very good order throughout, this apartment comprises open plan kitchen-diner, bright reception room, guest WC downstairs, 4 bedrooms, family bathroom and a separate study !

Close to Swiss Cottage (Jubilee Line), South Hampstead (Overground to Euston) and a short walk to Finchley Road (Metropolitan line) and the numerous Buses available from Finchley Road and Swiss Cottage. The O2 centre and cinema complex and Supermarkets are within easy walk.

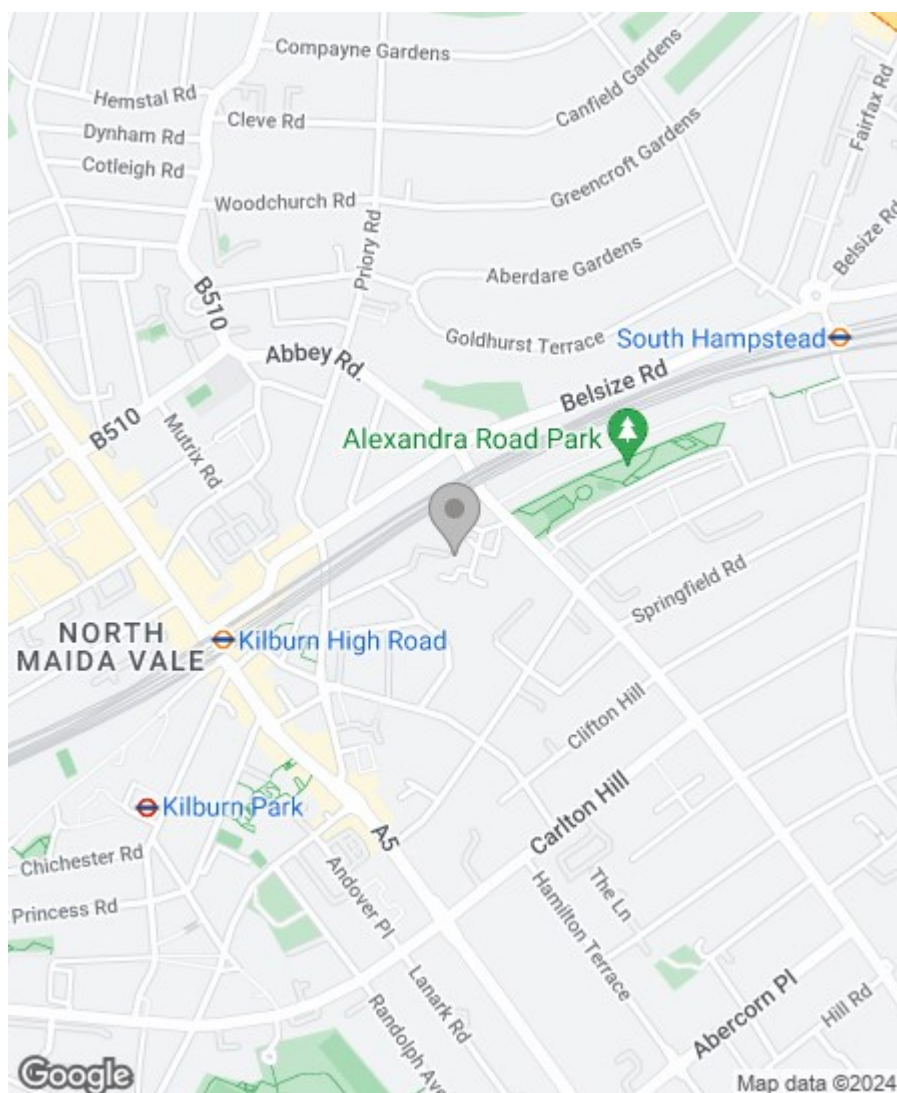
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FLOOR PLAN**

Property Overview

Location	St John's Wood, NW8
Price	Asking Price £525,000
Bedrooms	4
Bathrooms	2
Receptions	1
Tenure	Leasehold
Council	Camden
Tax Band	C
Current Ground Rent	£10 pa
Service Charge	£3,232 pa
Term	125 Years from 09/06/1986

Key Features

- Great location
- 4 bedrooms
- Eat In kitchen
- Cloak room downstairs
- Spacious
- Over 2 floors
- Seperate Study



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		
	67	72

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		
	64	70

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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).

