

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.

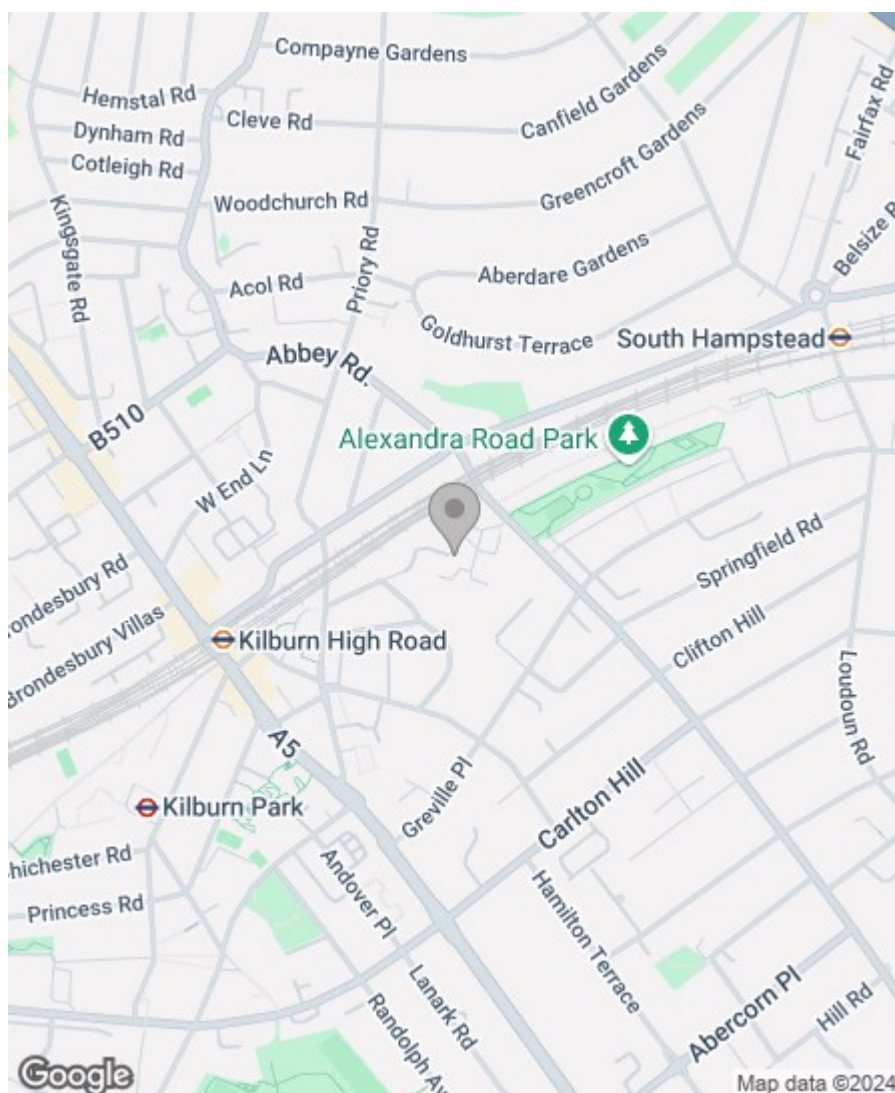
g | **AWAITING
FLOOR PLAN**

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  | |

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