



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.

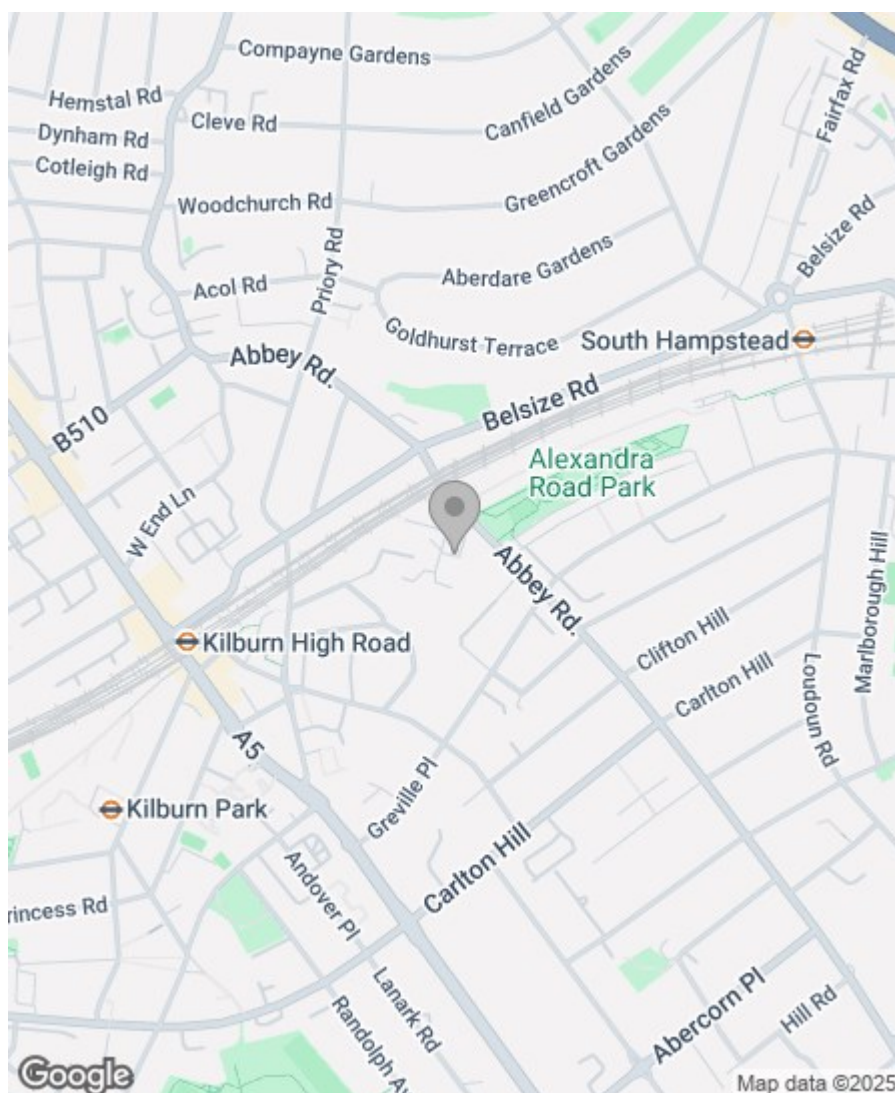
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FLOOR PLAN**

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	£3,853.79 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 	

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
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Company Registered number
03513585

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