



Abbey Road, St Johns Wood NW8 £1,250,000 Subject to contract

A spacious and well-proportioned apartment of circa 1251 sq ft (116.2 sq m) in a highly desirable and well-maintained purpose-built block on Abbey Road.

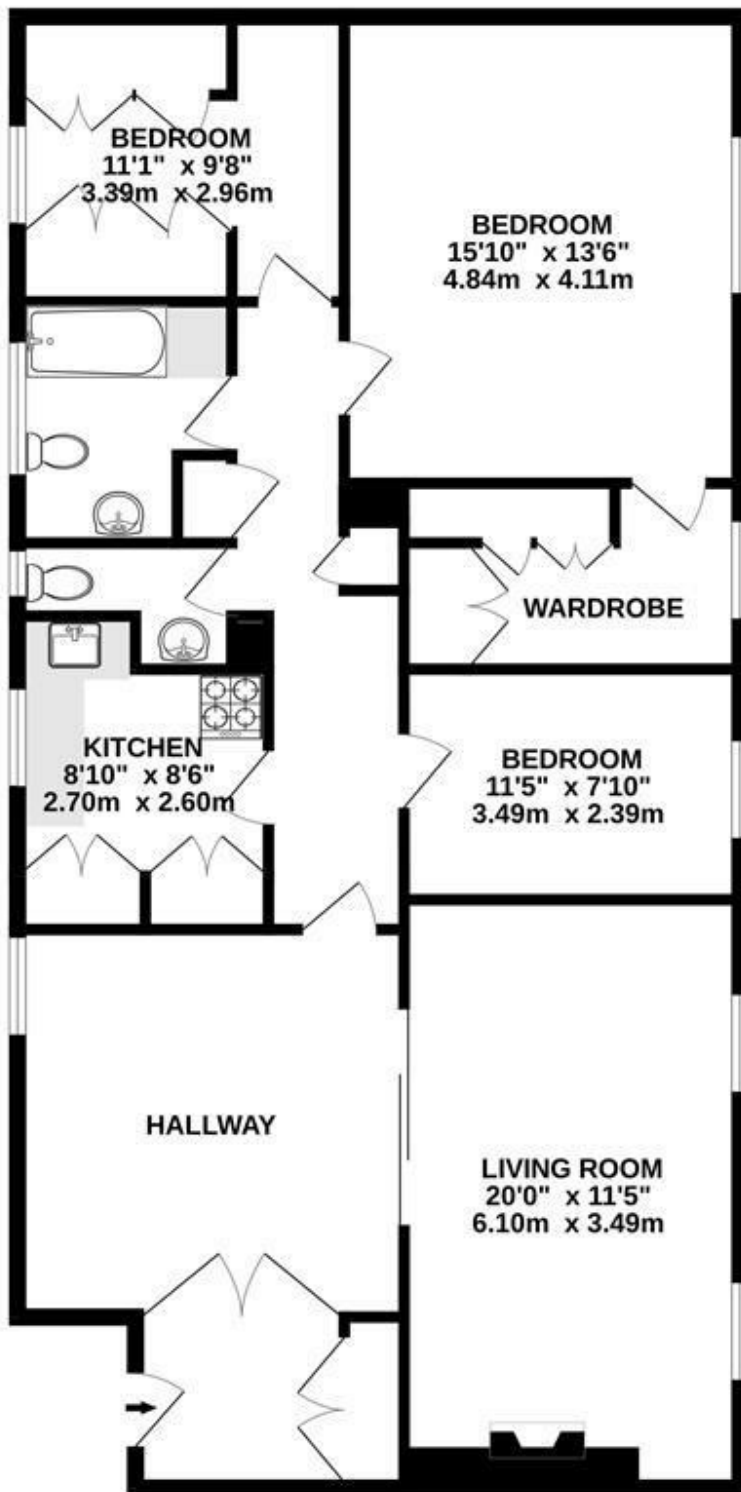
This spacious three-bedroom (previously four), apartment offers great potential for any buyer and is currently arranged as an entrance hall, 20ft reception room, principal bedroom with walk-in wardrobe, 2 further double bedrooms, a family bathroom, and guest WC.

This apartment offers any incoming purchaser the chance to design their ideal home or investment.

Enviably located and set back on the famous Abbey Road, the local shops, coffee houses, restaurants and multiple transport links are nearby.



THIRD FLOOR
1251 sq.ft. (116.2 sq.m.) approx.



TOTAL FLOOR AREA : 1251sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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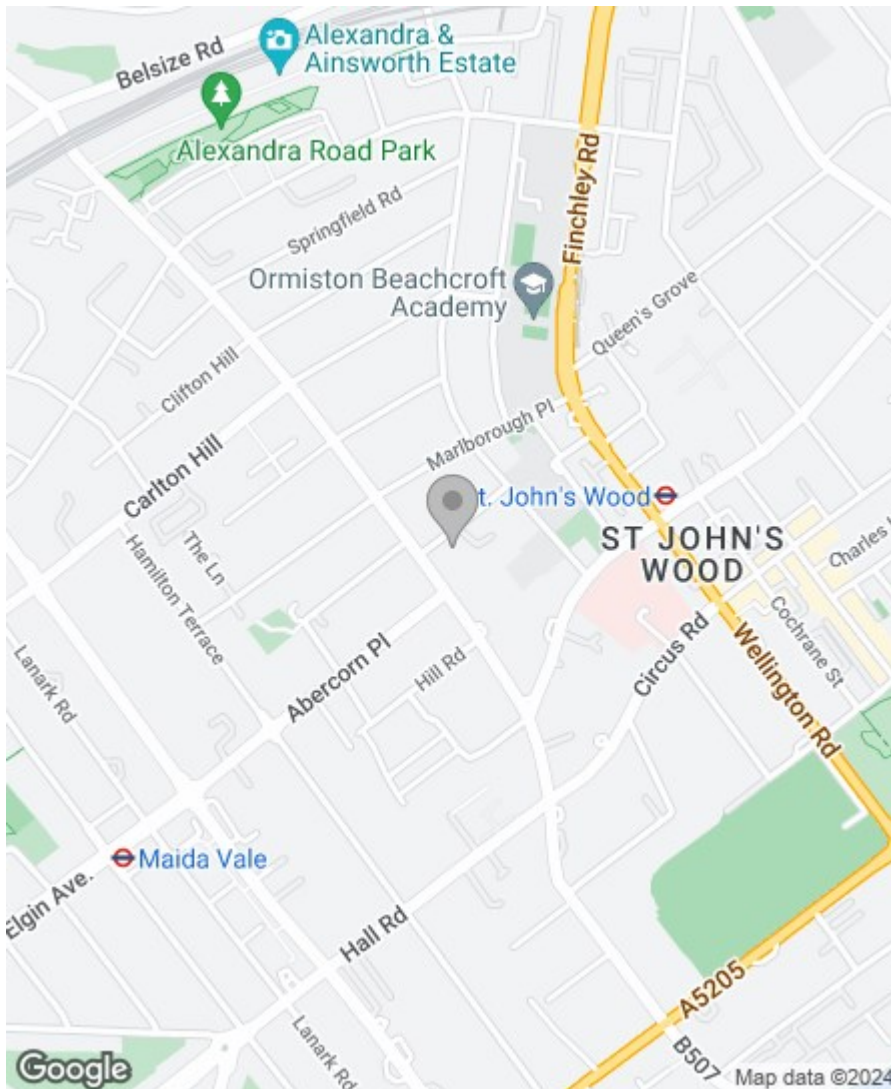


Property Overview

Location	St John's Wood, NW8
Price	£1,250,000
Bedrooms	3
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	
Tax Band	F
Current Ground Rent	
Service Charge	
Term	

Key Features

- Perfect property to design to your taste
- Create your perfect home
- Bright Spacious Property
- Popular Block
- Third Floor
- Passenger lift
- Great Location
- Chain Free
- Long Lease 978 years remain



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		

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

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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).

