



Abbey Road, St John's Wood, NW8



A superb apartment, arranged as two double bedrooms, a dining room/study that can open onto the reception (or be used as a 3rd bedroom/nursery) is perfect for a professional couple or 2 sharing friends looking for a bright and very spacious apartment.

It is set within an impressive modern development on Abbey Road, this stylish 2 bedroom, 2 reception room property offers ample living space with wooden floors, high-quality fixtures and fittings and large double glazed windows.

Situated on the second floor (with lift) the property comprises a light and spacious reception room, modern open-plan kitchen with granite worktop and dishwasher, master bedroom with en suite shower room, a further double bedroom, family bathroom and a separate study accessible from either the reception or the hallway. The property further benefits from two private balconies from both the reception and the master bedroom.

Ideally located on Abbey Road with Bus route 189 to Brent Cross and Bus Route 139 to Baker Street and West Hampstead. Swiss Cottage and St John's Wood (Jubilee Line) are also within a short walk. The apartment also has a variety of shops, cafe's and restaurants on its doorstep.

EPC - B
Camden Council Band F - £2,904.16 pa

£3,300 Per Month Subject to contract

Lettings: 020 7625 1000
Sales: 020 7625 7000



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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		85	87
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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			
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