



## Abbey Road, St Johns Wood NW8 £3,750 Per Month Furnished

An exceptional opportunity to reside just moments away from the vibrant Boundary Road amenities, including shops, bars, restaurants, and the iconic Abbey Road studios.

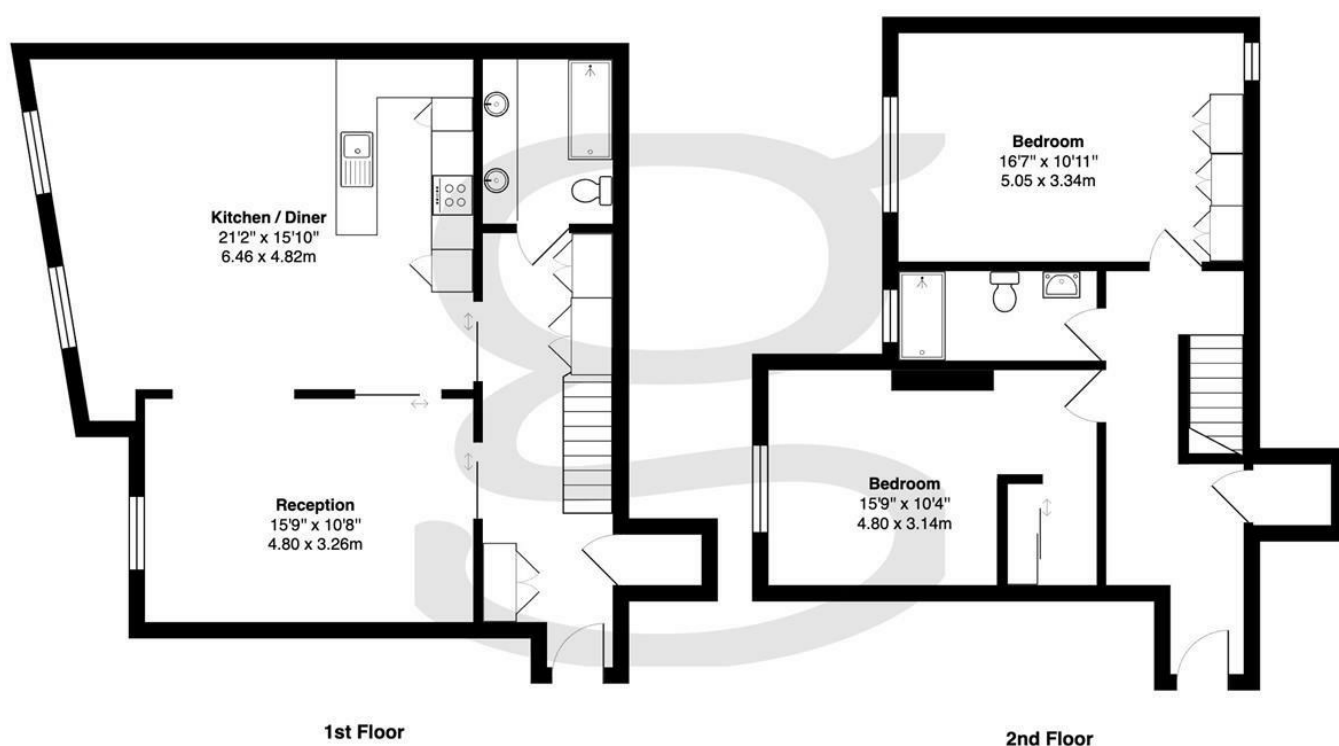
Contemporary living in this luminous and expansive duplex apartment arranged on the first floor, easily accessible via an elevator, this residence boasts a dual-level design highlighted by a double-height reception area with an abundance of natural light. The adjoining upscale kitchen features a central island, offering a seamless blend of style and functionality. Additional flexible space, which can serve as a third bedroom or an extra reception room, enhances the adaptability of the layout.

The second floor comprises a principal bedroom, a further second generously sized double bedroom, and a well-appointed family bathroom.

Positioned for convenience, Abbey Road benefits from excellent transport connections, with proximity to St John's Wood underground station (Jubilee Line), Swiss Cottage (Jubilee Line), and Maida Vale (Bakerloo Line).







Abbey Road St John's Wood, , NW8

Total Gross Area: 1223 ft<sup>2</sup> ... 113.6 m<sup>2</sup>

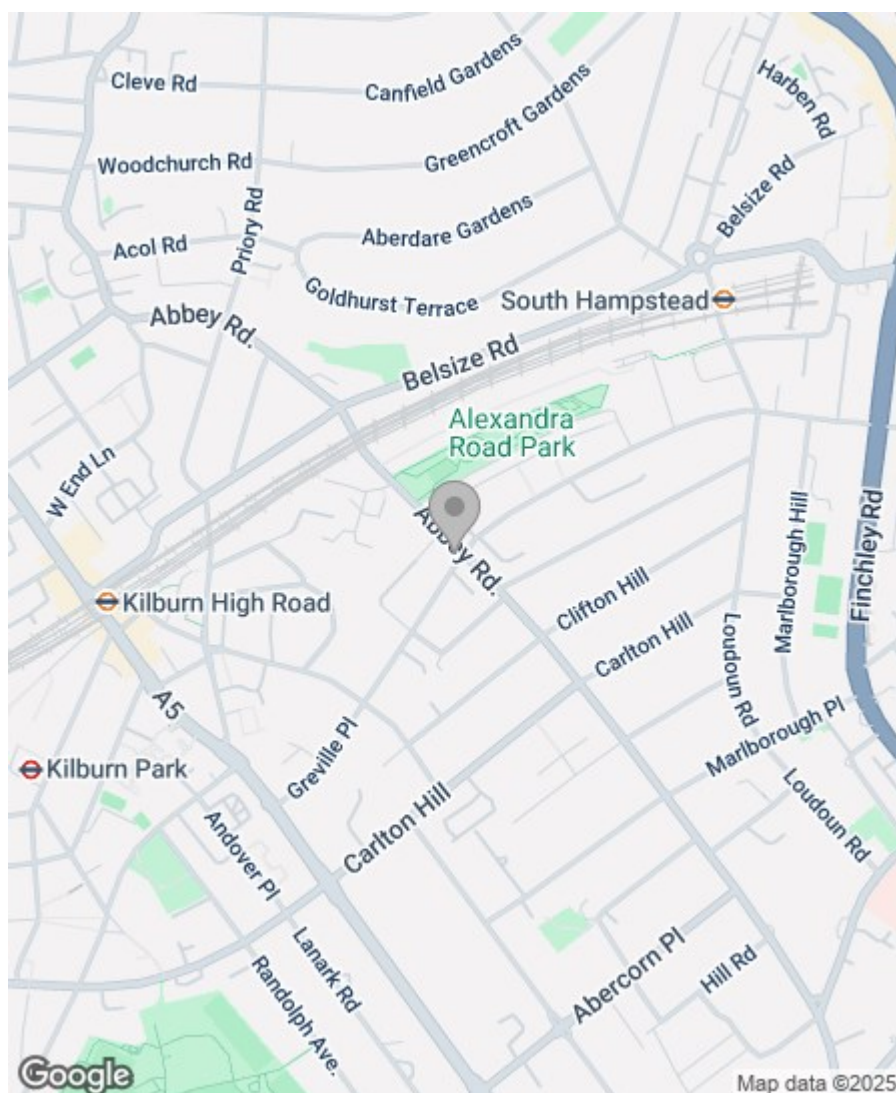
All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Property Overview


Location	St John's Wood, NW8
Price	£3,750 Per Month
Bedrooms	2
Bathrooms	2
Receptions	2
Council	Camden
Tax Band	G
Furnishing	Furnished

## Key Features

- Stunning Duplex Apartment
- Double Ceiling Height to Reception
- 2 Receptions / bed 3
- Contemporary Block
- Passenger Lift
- 2 bathrooms
- Well Located



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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We are members of



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