



Abbey Gardens

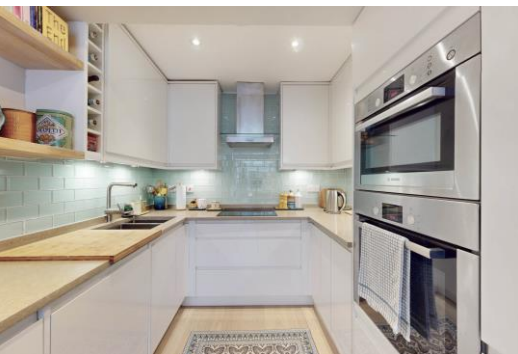
St John's Wood, NW8

Asking Price £1,175,000

Joint Sole Agent. A gorgeous 2 bedroom, 2 bathroom garden apartment (840 sq. ft.) situated in this Grade II listed period conversion in Abbey Gardens.

The apartment is presented in excellent decorative condition throughout and boasts a beautiful and secluded private rear garden with 2 patios and a small summer house.

Abbey Gardens is centrally located in St John's Wood and is less than a 10 minute walk from St John's Wood Underground station (Jubilee Line) and the High Street.



Abbey Gardens

St John's Wood, NW8

- 2 Bedroom Garden Apartment
- Share of Freehold
- 840 sq. ft.
- Private Garden
- Superb Condition



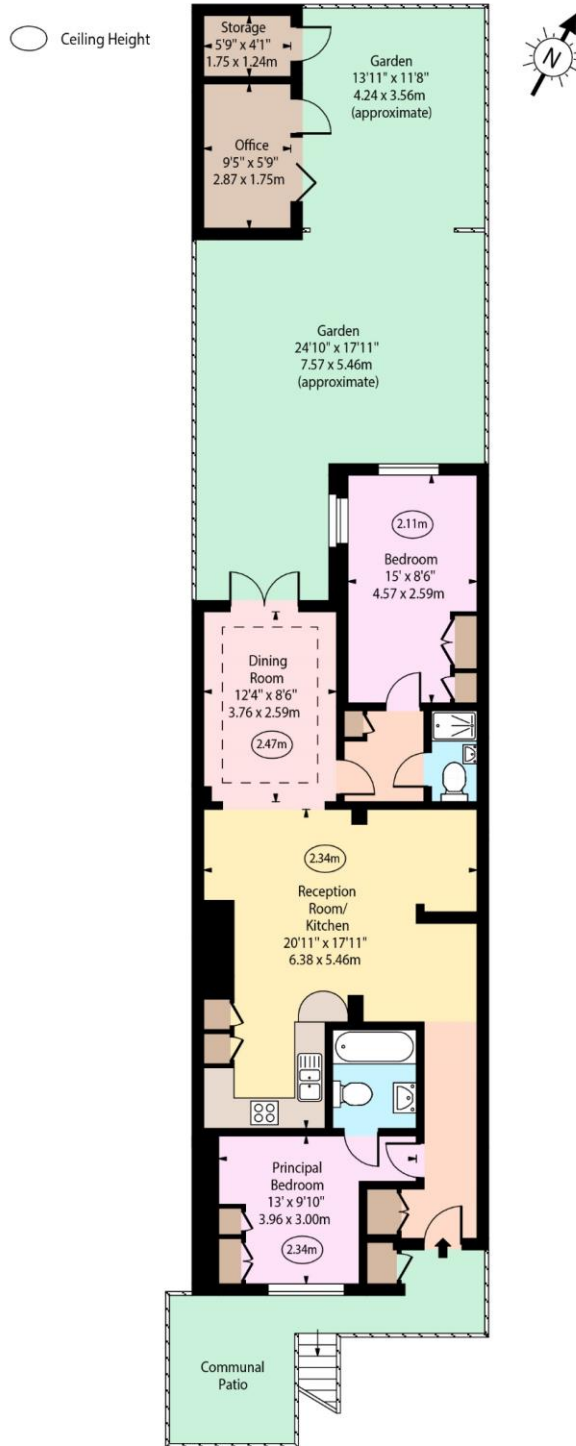
Tenure: Share of Freehold
Service Charge: £600pa
Ground Rent: £0
Local Authority: Westminster
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons St John's Wood Sales

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Abbey Gardens, NW8



Lower Ground Floor

Approx Gross Internal Area 840 Sq Ft - 78.04 Sq M
(Excluding Office & Storage)

For Illustration Purposes Only - Not To Scale

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