



Abbey Lodge

Park Road, NW8

Asking Price £8,825,000

A truly magnificent 6 bedroom, 6 bathroom apartment with stunning views over Regent's Park, set in a secure portered mansion block.

This luxurious apartment offers 3,690 sq. ft. of lateral accommodation and comprises; double reception room, dining room, large fully fitted kitchen with Gaggenau appliances, 6 bedrooms, 6 bathrooms, study, guest WC and a utility room.

The building benefits from 24 hour concierge and off street parking on a first come, first served basis and is ideally located for Regent's Park, St John's Wood & Marylebone.



Abbey Lodge

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- 6 Bedroom, 6 Bathroom Apartment
- 114 Year Leasehold
- 3,690 sq. ft.
- Superb Condition
- 24 Hour Porter
- Communal Garden
- Very Close to Regent's Park



Tenure: Leasehold
Service Charge: £35,356pa
Ground Rent: TBC
Local Authority: Westminster
Council Tax Band: H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	85
(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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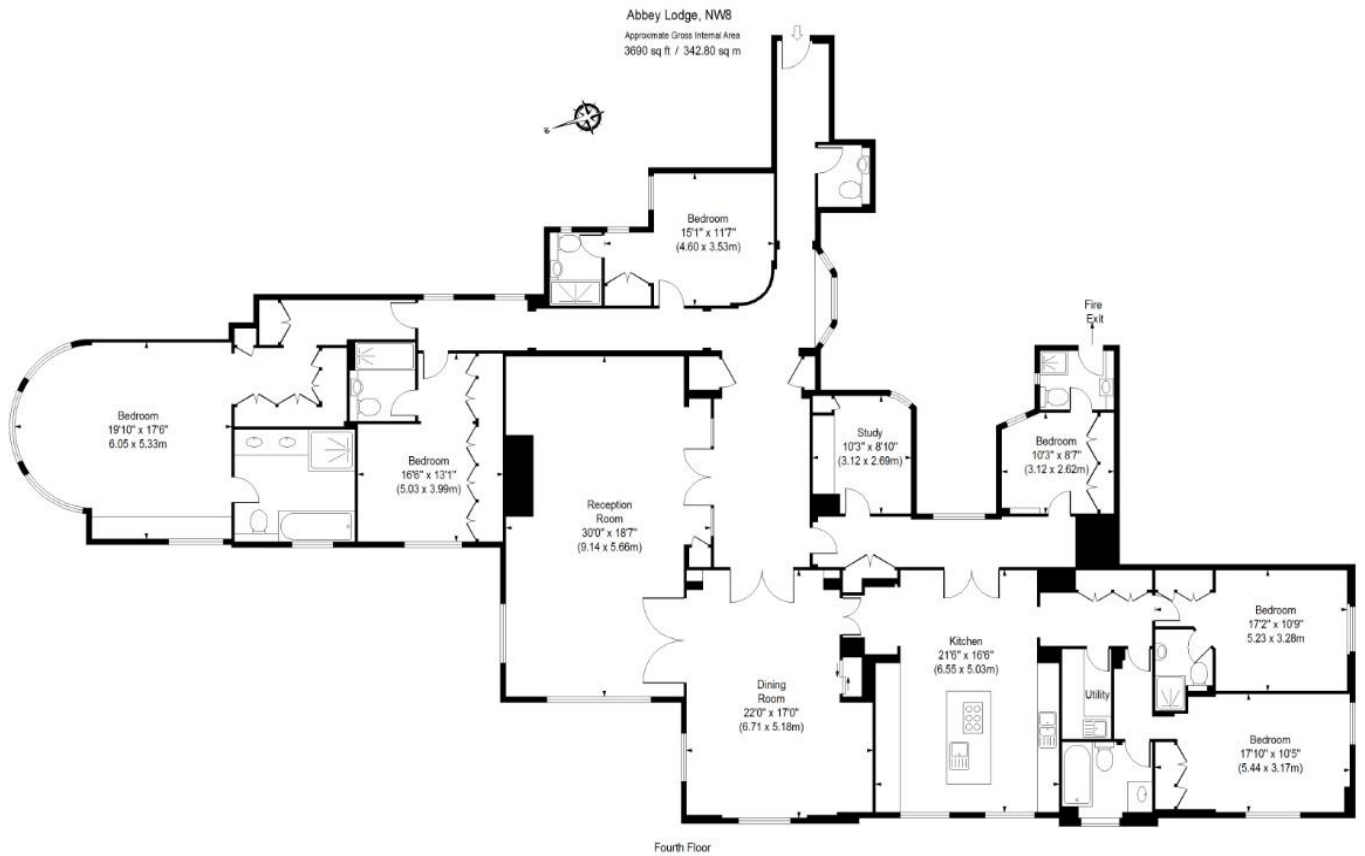


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

