



Abbey Road

St John's Wood, NW8

Guide Price £3,150,000

Sole Agent. On the market for the first time in 55 years, is this imposing Grade II listed property arranged over four floors, and comprising 2,562 sq. ft. (238 sq. m.).

The property is currently arranged as two duplex apartments and requires complete refurbishment and modernisation. There is potential to extend the property and to reinstate into a single family house (subject to planning permission). The house has a 46ft west facing garden and parking for 2 cars.

The property is ideally located in St John's Wood, a sought-after residential area of north west London. The world-famous Abbey Road is situated within walking distance of several schools, including the American School and Arnold House, as well as the boutique shops and cafes on St John's Wood High Street.



Abbey Road

St John's Wood, NW8

- Grade II Listed Property
- Currently Arranged as 2 Apartments
- Freehold
- 2,562 sq. ft.
- Parking for 2 Cars
- 46ft Garden



Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: City of Westminster
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	72 C
39-54	E		
21-38	F		
1-20	G		

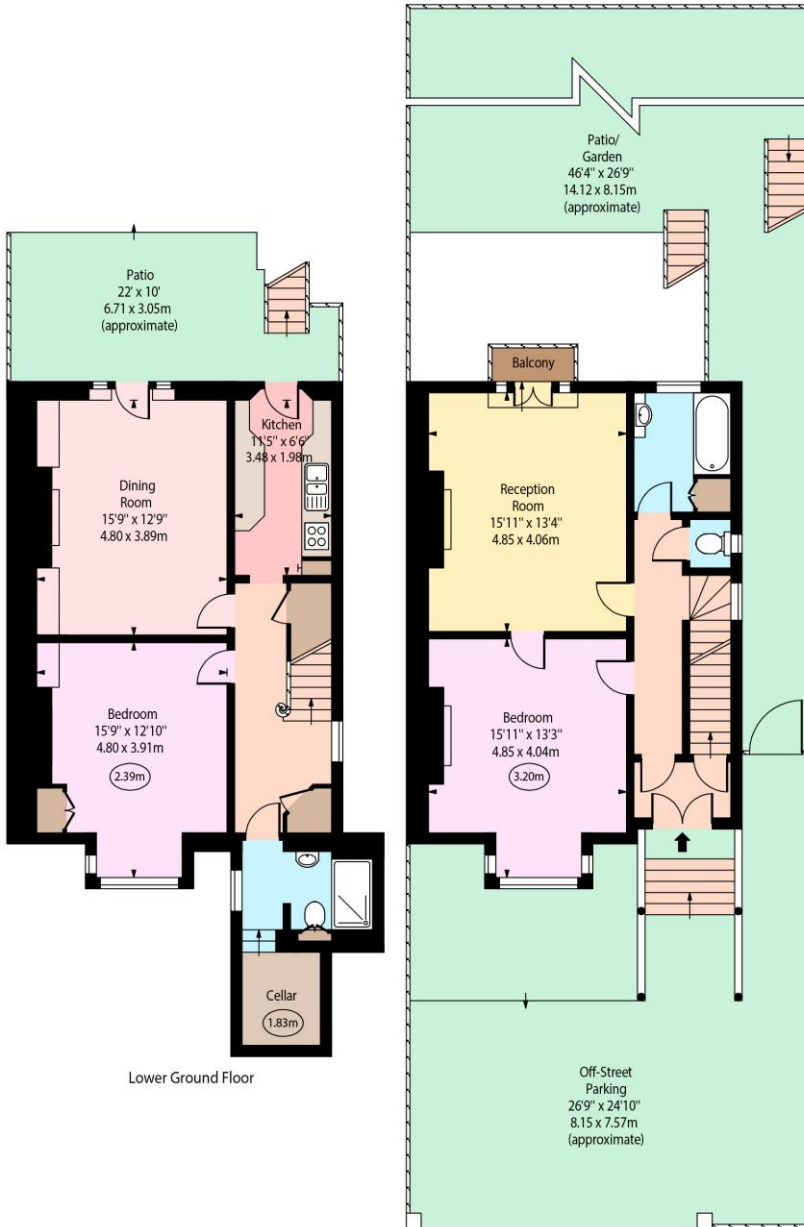
Chestertons St John's Wood Sales

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Abbey Road,
St John's Wood, NW8



○ - Ceiling Height

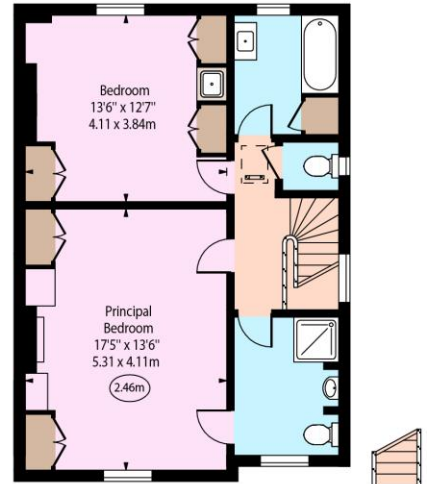


Lower Ground Floor

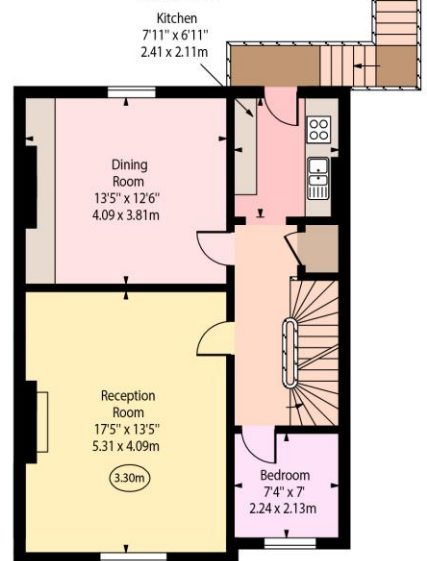
Ground Floor

Approx Gross Internal Area 2562 Sq Ft - 238.01 Sq M

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Second Floor



First Floor

