



Abbey Road

St John's Wood, NW8

Guide Price £2,950,000

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		

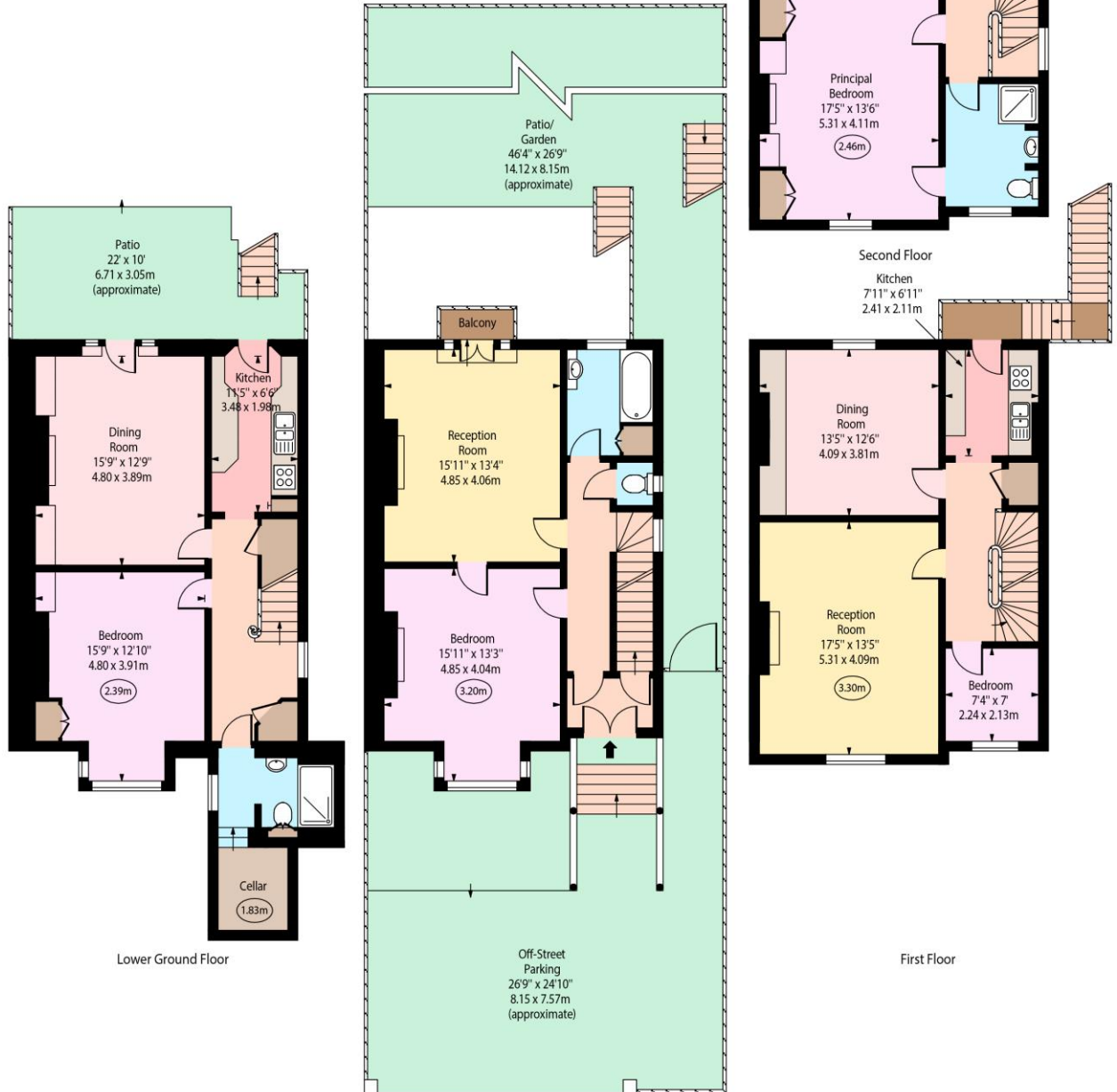
Chestertons St John's Wood Sales

105 St. John's Wood Terrace
London
NW8 6PL
stjohnswood@chestertons.co.uk
020 3040 8611
chestertons.co.uk

Abbey Road,
St John's Wood, NW8



○ - Ceiling Height



Ground Floor
Approx Gross Internal Area 2562 Sq Ft - 238.01 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Produced for Chestertons
Ref. No. 026986E

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable