



Abbey Road | St. John's Wood | London | NW8

Asking Price - £1,850,000



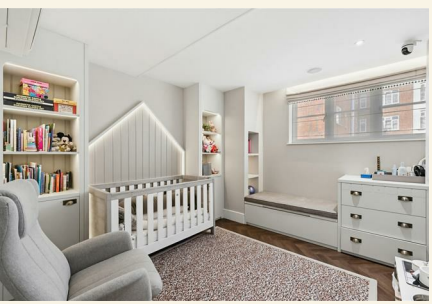
- Three Bedrooms + Study
- Three Bathrooms
- Penthouse Apartment
- Lift Access
- Exceptional Church Conversion
- Secure Parking + EV charging point
- Air conditioning throughout
- Double height Reception

An exceptionally refurbished three bedroom, three bathroom penthouse apartment extending to approximately 1497 sq ft occupying the fourth and fifth floors of a beautifully restored Grade II listed converted church on the iconic Abbey Road.

Set within one of St John's Wood's most architecturally significant and unique residential conversions, this residence seamlessly combines striking contemporary interiors with the grandeur and character of an important 19th Century church.

The apartment features a magnificent double height reception room, a bespoke Masterclass kitchen and dining space ideal for both entertaining and everyday living, together with





three well proportioned bedrooms, three luxurious bathrooms and underfloor heating throughout. The interior design features elegant finishes and a sophisticated contemporary aesthetic, enhanced further by a wealth of exceptional technology rarely found within apartments of this calibre.

The apartment enjoys an integrated Sonos sound system with built in ceiling speakers, electric blinds and all lighting can all be controlled remotely via WiFi, Alexa integration or dedicated remotes. The stunning principal bedroom is further enhanced by bespoke Italian woven wallpaper, adding refinement to the interior design.

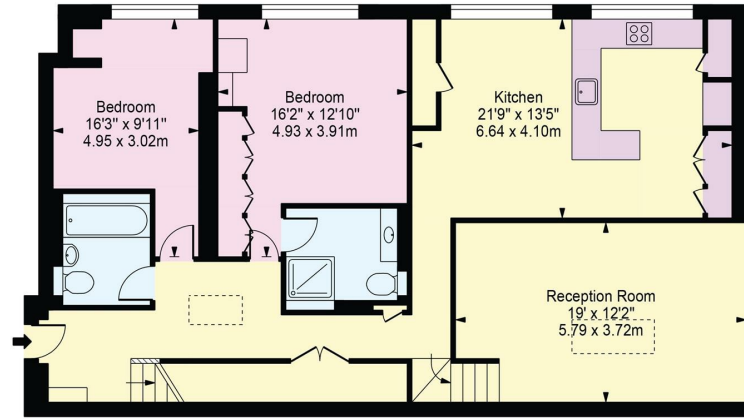
The beautifully appointed kitchen features a Quooker boiling water tap with integrated cold filtration system, together with premium integrated appliances including Liebherr fridge and freezer units with plumbed ice machine, Samsung built in oven and Samsung microwave / air fryer, all offering WiFi and Alexa functionality. Additional features include a Bosch dishwasher with WiFi controls and an LG washer dryer with smart connectivity.

Further benefits include air conditioning with WiFi and Alexa integration, a water softener system installed into the plumbing, Tapo security cameras throughout the property, lift access and secure allocated parking behind electric gates with EV charging point.



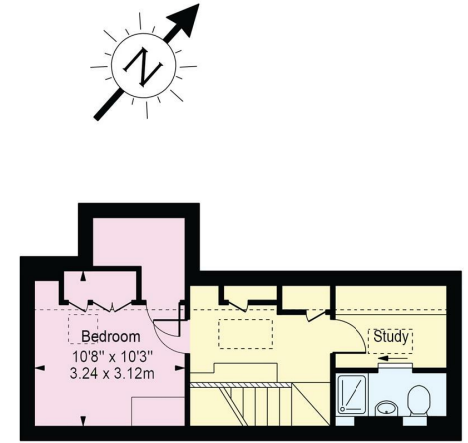
Abbey Road

Approx. Gross Internal Area
139.03 sq m / 1497 sq ft
(Including Restricted Height Area)



Fifth Floor

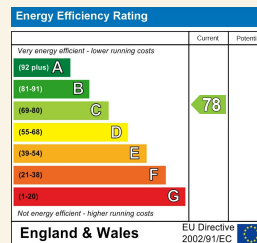
For Illustration Purposes Only



Sixth Floor

This Floor Plan Should Be Used As A General Outline For Guidance Only And Does Not Constitute In Whole Or In Part An Offer Or Contract.
Any Intending Purchaser Or Lessee Should Satisfy Themselves By Inspection, Searches, Enquiries And Full Survey As To The Correctness Of Each Statement.
Any Areas, Measurements Or Distances Quoted Are Approximate And Should Not Be Used To Value A Property Or Be The Basis Of Any Sale Or Let.

Council Tax Band G EPC Rating C



24 Bristol Gardens
London
W9 2JQ
hello@draperlondon.com
0203 143 1900