



# Abbey Lodge

Park Road, NW8

£415 per week  
(£1,798.33 pcm)

\*\*\*VIDEO VIEWING AVAILABLE\*\*\* Modern & spacious apartment refurbished to an extremely high standard throughout set in an exclusive mansion building with 24hr porter by Regents Park Outer Circle.





# Abbey Lodge

## Park Road, NW8

- Modern Apartment in Portered Mansion Block
- Double Bedroom with good storage, Very stylish Bathroom, Reception with wood flooring
- Smart kitchen with Granite Worksurfaces, Guest WC
- Communal Gardens, Parking, Porter, Private Entrance
- Regents Park Outer Circle, Short Walk to St Johns Wood High Street & Underground





This stunning one bedroom apartment has been refurbished to an extremely high standard throughout, and is set in an exclusive mansion building with 24hr porter by Regents Park Outer Circle, a very short walk from St Johns Wood High Street & Underground.

Accommodation is situated on the ground floor and comprises: Double Bedroom with ample storage, Very stylish Bathroom, Reception with wood flooring, fully fitted kitchen including dishwasher, smart guest WC.

The apartment further benefits from its own private entrance, communal gardens, portorage and parking (on a first come first

**Tenure:** To be advised  
**Furnished, Part Furnished**

Additional tenant charges apply (fees apply to non-AST tenancies only)  
Tenancy Agreement Fee: £300  
References per Tenant/Guarantor: £60  
Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.com/property-to-rent/applicable-fees](https://www.chestertons.com/property-to-rent/applicable-fees)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	42
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons St John's Wood Lettings*

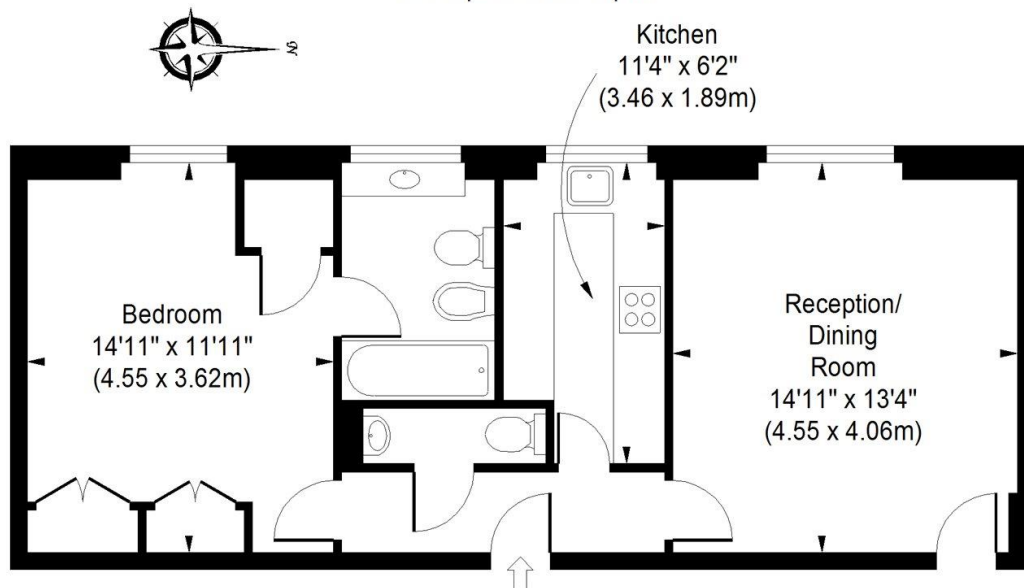
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## Abbey Lodge

Approximate Gross Internal Area

571 sq ft / 53.05 sq m



Basement Floor

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

