

THE GALLERIES, ABBEY ROAD,

St John's Wood NW8



A SPACIOUS AND MODERN THREE BEDROOM APARTMENT

Situated in St John's Wood, NW8. Benefits include wooden flooring throughout, 24-hour portering and an allocated parking space.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, with approximately 972 years remaining

Service charge: approximately £17,232.56 per annum, reviewed once per year, with the next review date currently unknown

Ground rent: £900 per annum, next review date unknown

Guide Price: £1,200,000



THE GALLERIES, ST JOHN'S WOOD NW8

Accommodation comprises principal bedroom with in-built wardrobes and en suite bathroom, a further two bedrooms and two bathrooms, an open plan reception room and kitchen, and a private patio terrace on both floors.

Added benefits include wooden flooring throughout, 24-hour portage and an allocated parking space.







LOCATION

Residents of the Galleries Building enjoy effortless access to a plethora of local amenities, including boutique shops, gourmet restaurants, and quaint cafes. Nearby attractions, such as Regent's Park and the iconic Abbey Road Studios, offer ample opportunities for leisurely strolls and cultural exploration.

For those seeking seamless connectivity, St John's Wood Underground Station (Jubilee Line) is just a short walk away, providing swift access to Central London and beyond.



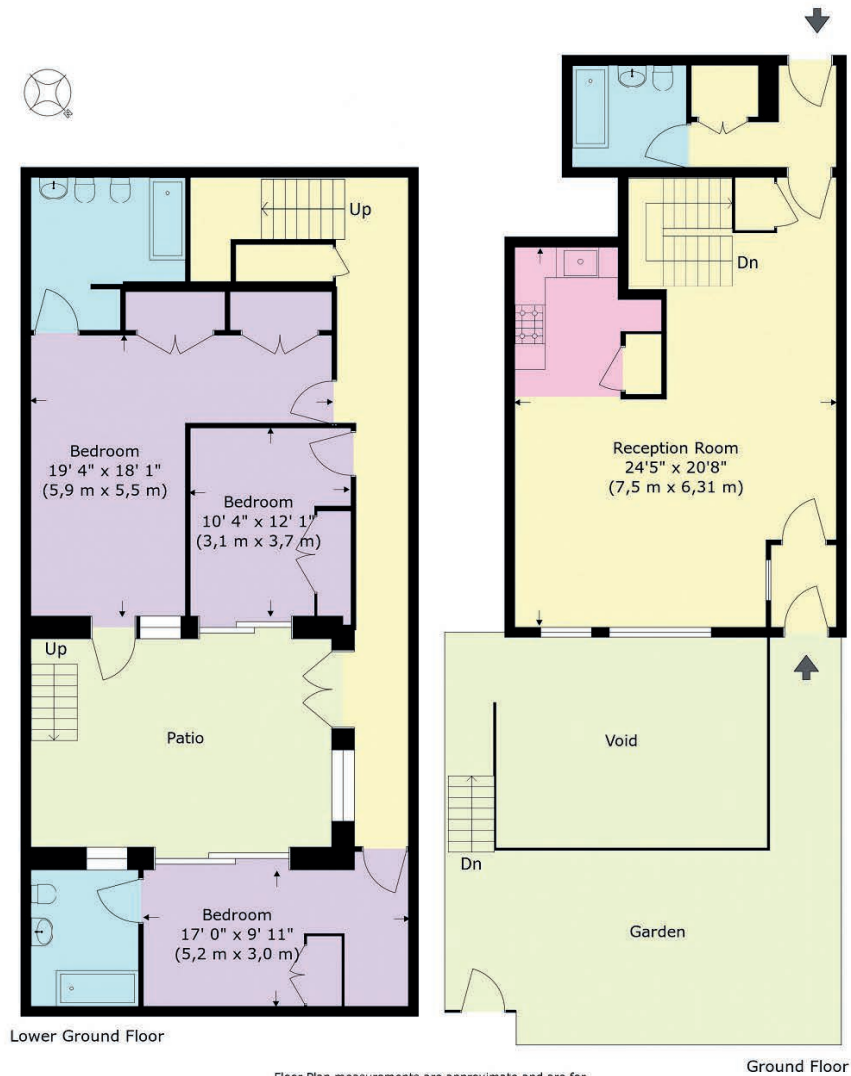
*Important Notice – Administrator Sale - This property is being marketed for sale on behalf of Joint Administrators and therefore no warranties, representations or guarantees are given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information is provided without liability or reliance placed on it, the Administrators are acting as agents for the Company without personal liability.

*Material Information Disclaimer - Please note, we have not yet received confirmation from the client regarding certain information for this property, including details of any applicable review periods. You should ensure that you make your own enquiries, or instruct your advisors to do so, regarding all material information about this property.



Abbey Road, NW8

Approx. Gross Internal Floor Area 1630 sq ft / 151,5 sq m



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Approximate Gross Internal Area = 151.1 sq m / 1,630 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Tim Perks

+44 20 7871 5065

tim.perks@knightfrank.com

Knight Frank St John's Wood

5-7 Wellington Place

London NW8 7PB

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs and videos dated February 2019. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

