



Langford Court

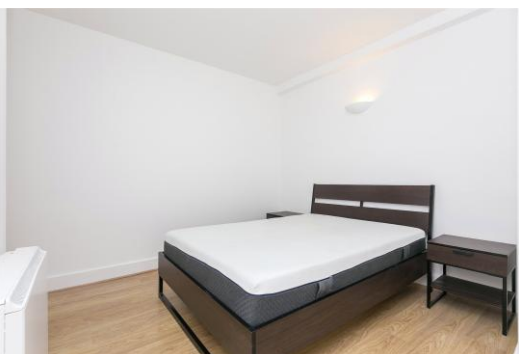
22 Abbey Road, NW8

Asking Price £475,000

Sole Agent. A bright and well-proportioned one-bedroom apartment extending to approximately 456 sq. ft., ideally situated within the popular building, moments from the world-famous Abbey Road crossing.

The apartment offers excellent natural light throughout and benefits from a porter and passenger lift. Conveniently located close to St John's Wood High Street, residents can enjoy an array of cafés, restaurants and boutique shops, while the open spaces of Regent's Park are also within easy reach.

CHESTERTONS



Langford Court

22 Abbey Road, NW8

- One Bedroom Apartment
- 456 sq. ft.
- 140 Year Leasehold
- Porter
- Lift



Tenure: Leasehold
Service Charge: £2,964pa
Ground Rent: £0
Local Authority: Westminster
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		85
C (69-80)		
D (55-68)	58	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

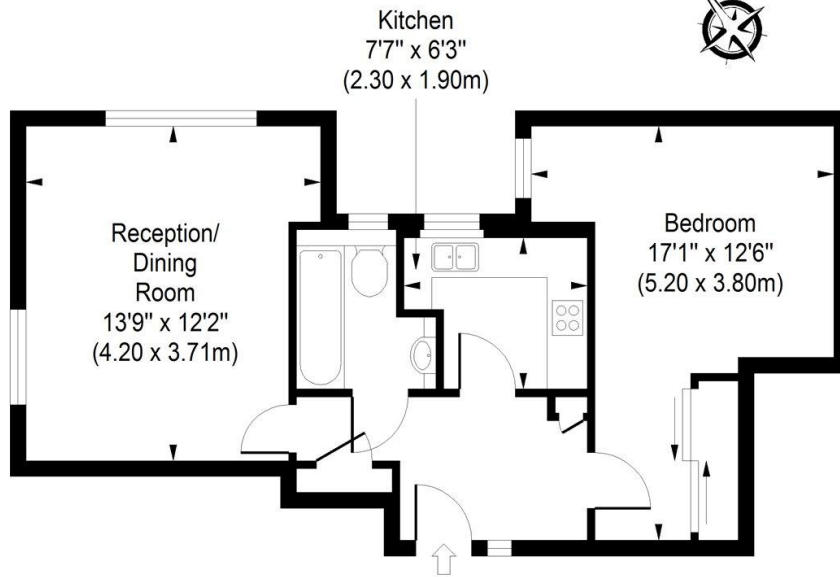
Chestertons St John's Wood Sales

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

Langford court, nw8

Approximate Gross Internal Area

456 sq ft / 42.39 sq m



First 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

