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# Abbey Road, St John's Wood, London, NW8

Asking Price £775,000



Bringing to the market this spacious two-bedroom, two-bathroom penthouse apartment located on the fourth floor of a prestigious, purpose-built development in St John's Wood.

This 900 sq.ft residence offers two generously sized bedrooms, an additional study/single bedroom, two bathrooms, a open-plan reception area with ample space for dining and sole use of a huge 270° wrap-around private balcony, and a fully fitted modern kitchen. The property also benefits from storage throughout.

This Abbey Road development is ideally situated near the vibrant local areas of South Hampstead and St John's Wood, offering an array of boutique shops, charming cafés, and fine dining restaurants. The area is also well-served by excellent transport links, with both Swish Cottage and St John's Wood (Jubilee Line) providing easy access to Central London and beyond.

With a long lease and immediate availability, this property is perfect for those seeking a blend of comfort, convenience, and style in one of London's most desirable neighbourhoods.

All services/appliances have not, and will not be tested.

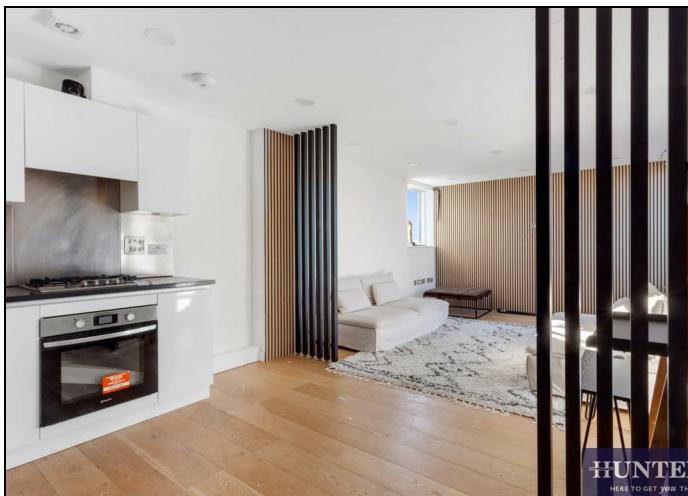
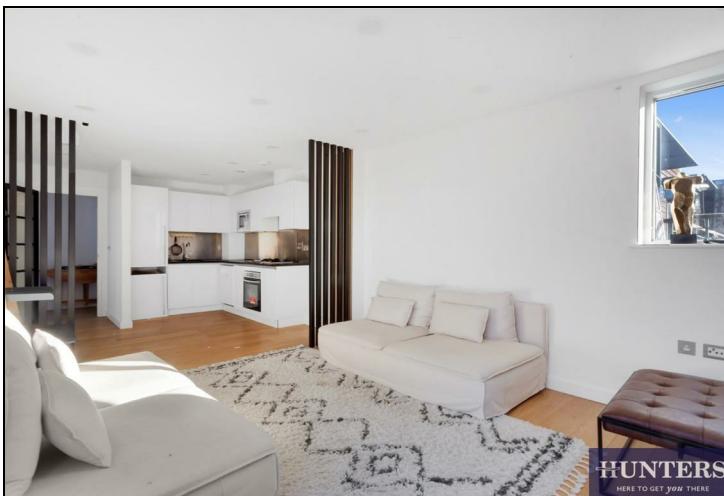
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westhampsteadsales@hunters.com | [www.hunters.com](http://www.hunters.com)

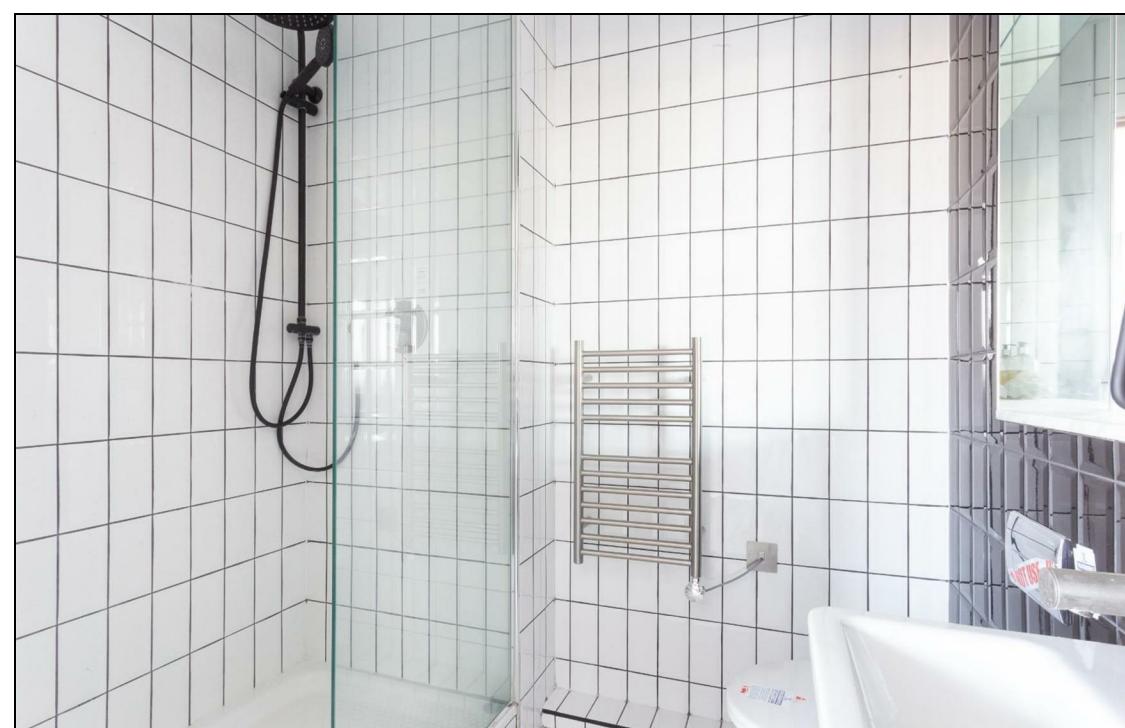
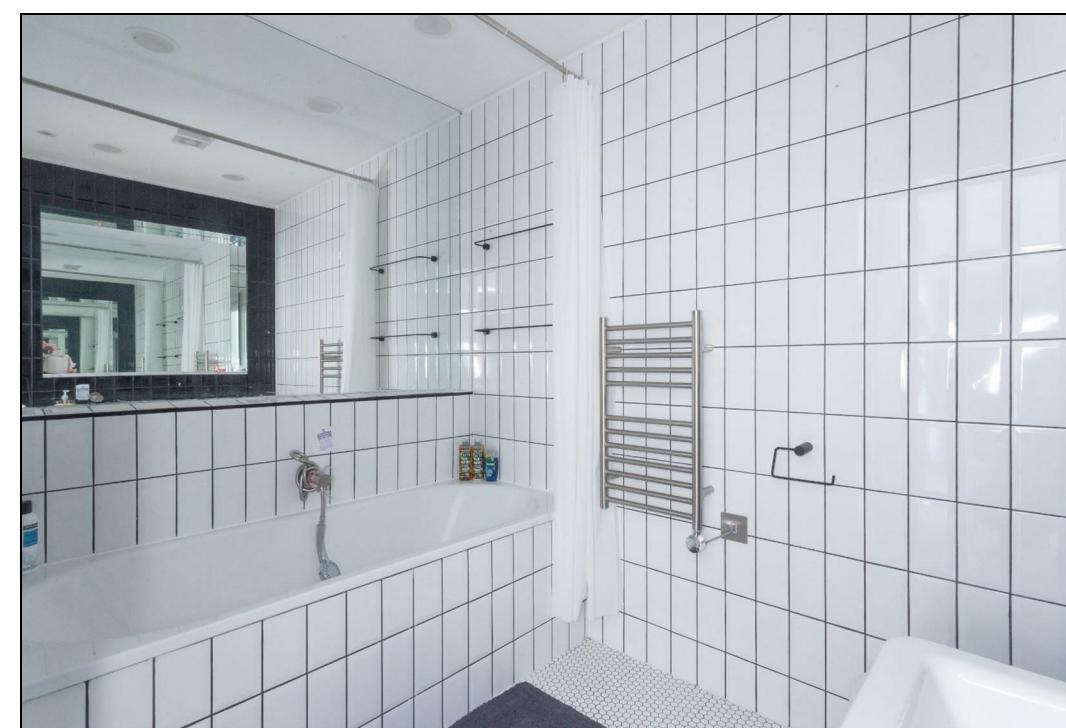
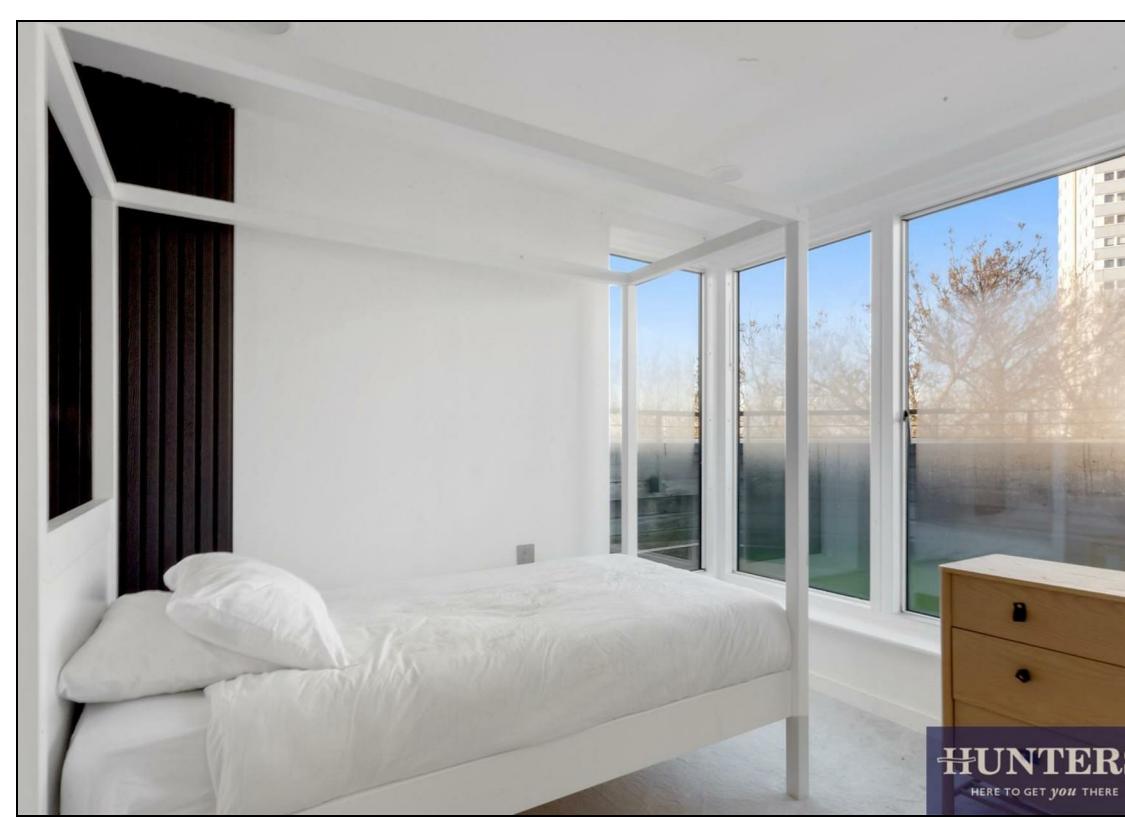
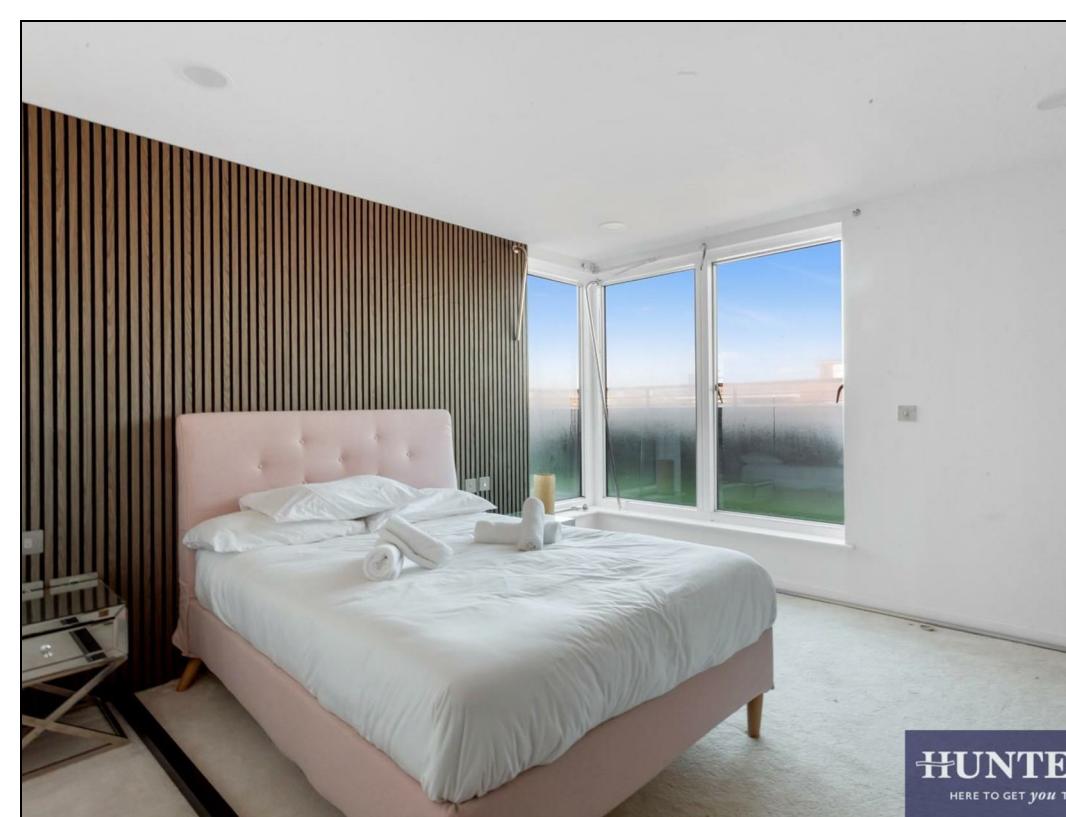


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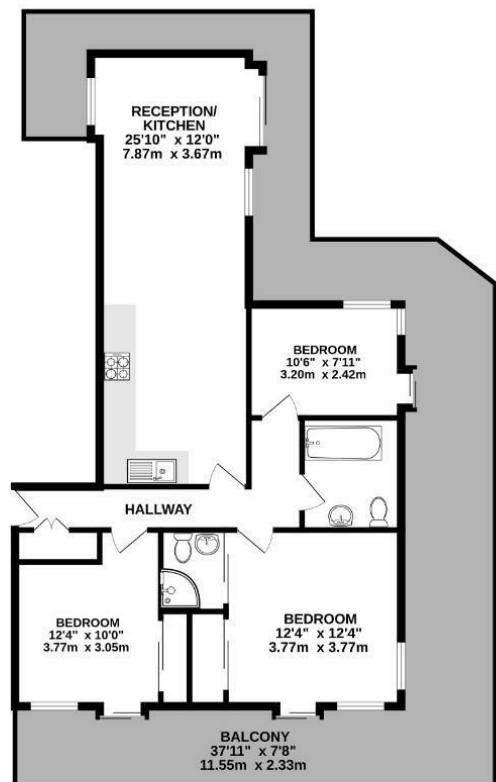
## KEY FEATURES

- Two Bedroom Two Bathroom Fourth Floor Apartment
- Huge 270° wrap-around private balcony
  - Additional study/single bedroom
  - Sold chain free
  - Long lease attached
  - Sold as seen
- Phenomenal views and bursting with natural light
- Close proximity to South Hampstead & St John's Wood stations

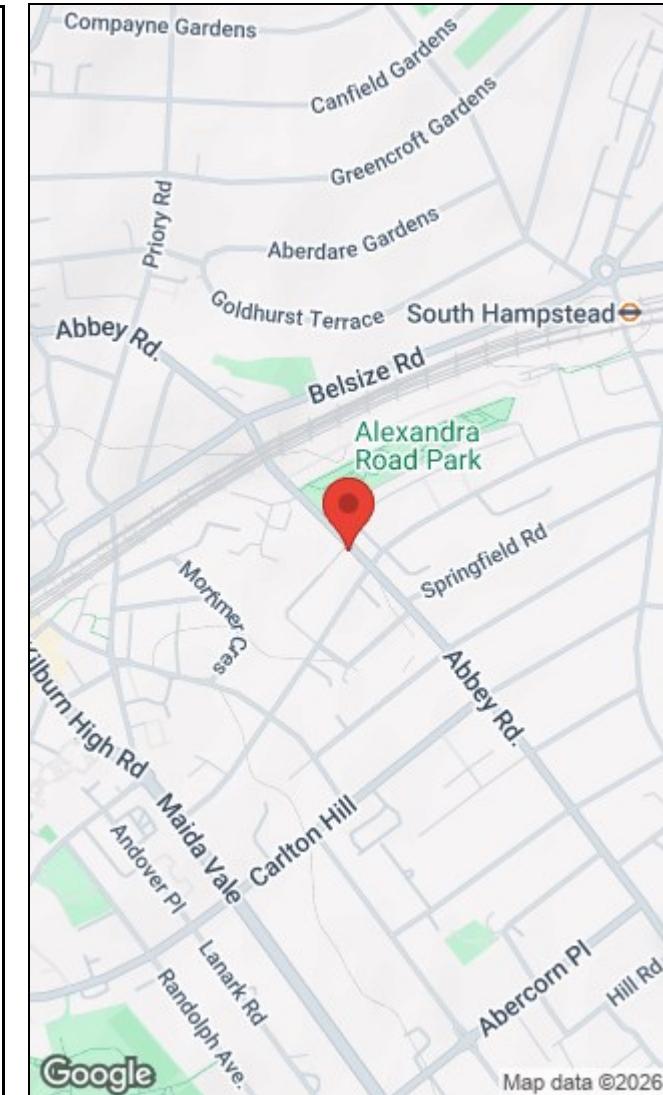




FOURTH FLOOR  
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA: 902 sq.ft. (83.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floorplan is for guidance only and is not to scale. It is not intended for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Measured November 2002



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
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