



Abbey Gardens, St John's Wood NW8

**PHILLIPS
HARROD**
LONDON'S PRIME REAL ESTATE

85 - 87 BAYHAM STREET
LONDON NW1 OAG

45 CIRCUS ROAD
LONDON NW8 9JH

A charming three bedroom maisonette with a private roof terrace, arranged over two spacious floors of a well-located period building in the coveted Abbey Gardens in St John's Wood, NW8. It is a perfect blend of classic charm and contemporary living. The heart of the home is a spacious reception room, perfect for both relaxation and entertaining. Natural light floods the space through large sash windows, highlighting the period features and elegant proportions. To the rear and down the stairs is a large fitted kitchen with ample worktop space and storage. The apartment also features a private roof terrace on the upper floor, along with three well-proportioned bedrooms and a contemporary shower room.

Located in picturesque Abbey Gardens, you're just moments from the vibrant local amenities, while enjoying the tranquillity of a residential street. The area is exceptionally well-connected. St John's Wood Underground Station (Jubilee Line) provides swift access to Central London and beyond. Additionally, Maida Vale Underground station (Bakerloo Line) is nearby, offering further connectivity options. St John's Wood is a well-established residential area with boutiques, restaurants and transport facilities providing easy access to central London. Local attractions include the Abbey Road Studios, made famous by the Beatles and Lord's Cricket Ground. The American School on Loudoun Road is highly sought-after by many executives relocating to London with their families, and Regent's Park and Primrose Hill are nearby.

Leasehold - 102 Years remaining

Service Charge - appx £3,000 per annum

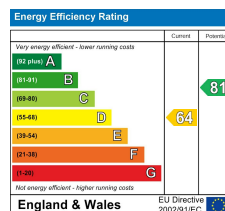
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ASKING PRICE: £1,595,000

TENURE: Leasehold

EPC RATING: D

COUNCIL TAX BAND: E



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The Sargeants









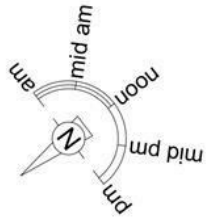




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Approximate Gross Internal Area = 1243 sq ft / 115.5 sq m

Restricted Height = 69 sq ft / 6.4 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

