

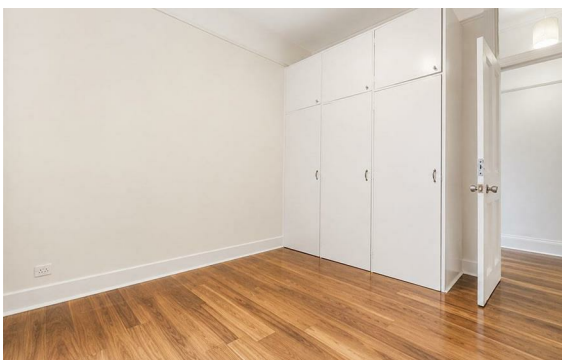


**Abbey Road, St John's Wood, London, NW8**

Rent £1,450 PCM

4 Bed | 2 Bath | 1 Reception

*Please call us on 020 7724 2233 or email us [info@newingtonstates.com](mailto:info@newingtonstates.com) to book a viewing.*



A well-presented three/four-bedroom apartment arranged over two floors, offering bright and practical living space in a sought-after residential location. The property comprises three double bedrooms, a study or fourth bedroom, two bathrooms including one en-suite, and a bright reception/dining room with a fully fitted open-plan kitchen. Wooden flooring, high ceilings, large windows, and ample storage enhance the sense of space throughout.

Ideally located close to St. John's Wood Station and St John's Wood High Street, with cafés, restaurants, and local amenities nearby.

EPC Rating: C

## Energy Efficiency Rating: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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