



THE ESTATE COMPANY



22 Abbey Road, St John's Wood, London, NW8 9DP

Asking Price £300,000

- Studio Apartment
- Long Lease
- Porter
- Lift
- Communal Heating & Hot Water
- 5th Floor
- Excellent Condition
- 304 Sq Ft
- Moments from St John's Wood High Street & Underground Station

22 Barkat House, 116/118 Finchley Road, London, NW3 5HT  
020 7372 5000

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# Langford Court 22 Abbey Road, London NW8 9DP

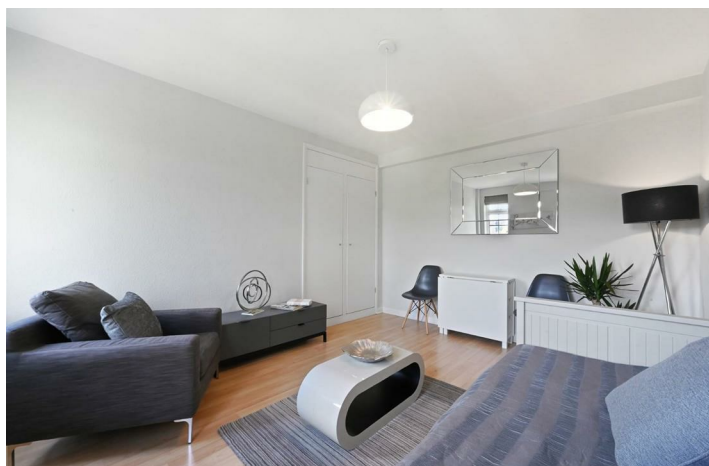
A bright and well presented fifth floor studio apartment, ideally situated within the popular purpose built block, just moments from the iconic Abbey Road.

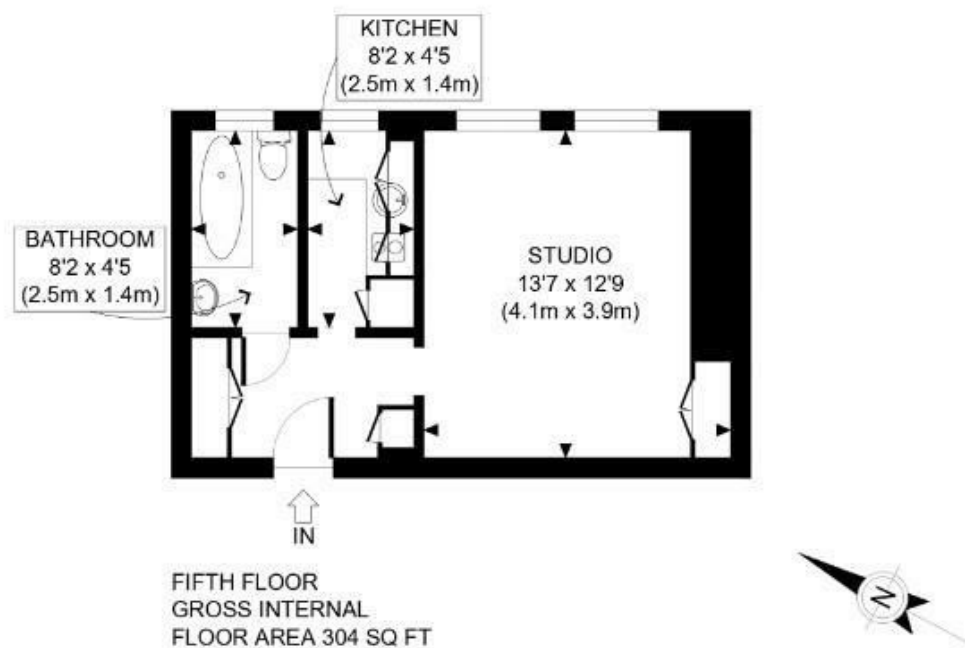
The property is offered in excellent decorative condition and benefits from a long lease, lift access, porter sand communal heating and hot water.

Langford Court is conveniently located within a short walking distance of the boutique shops and restaurants of St John's Wood High Street, as well as St John's Wood Underground Station (Jubilee Line), providing excellent transport links across London.



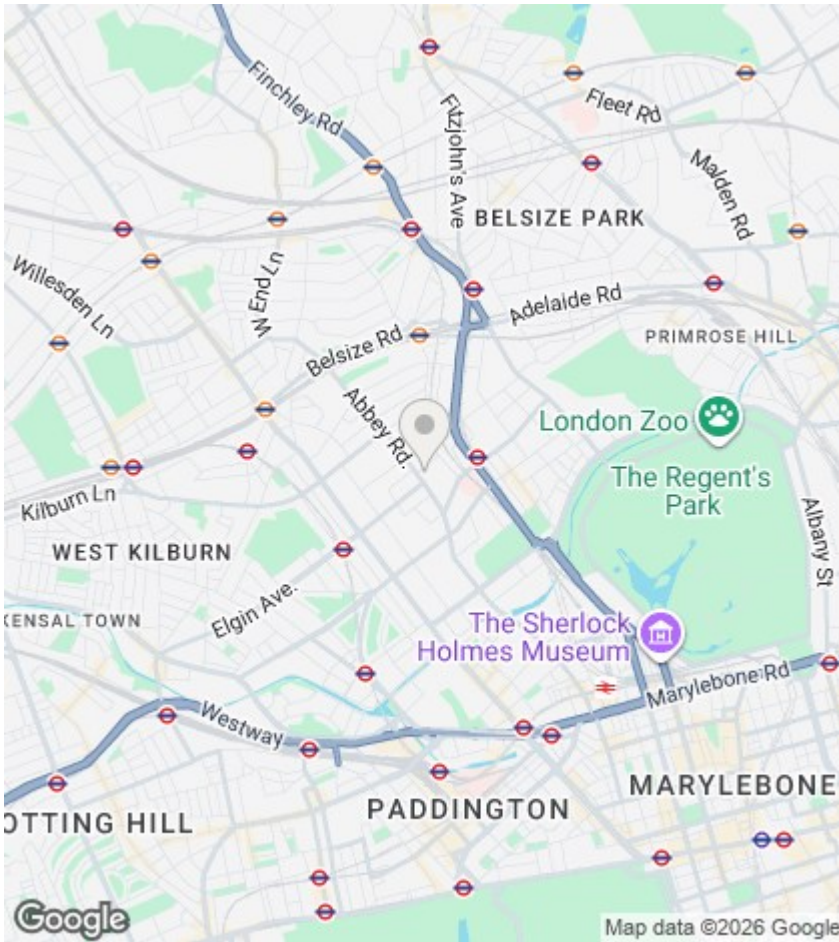
Council Tax Band:





APPROX. GROSS INTERNAL FLOOR AREA: 304 SQ FT/ 28 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



## Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	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	