

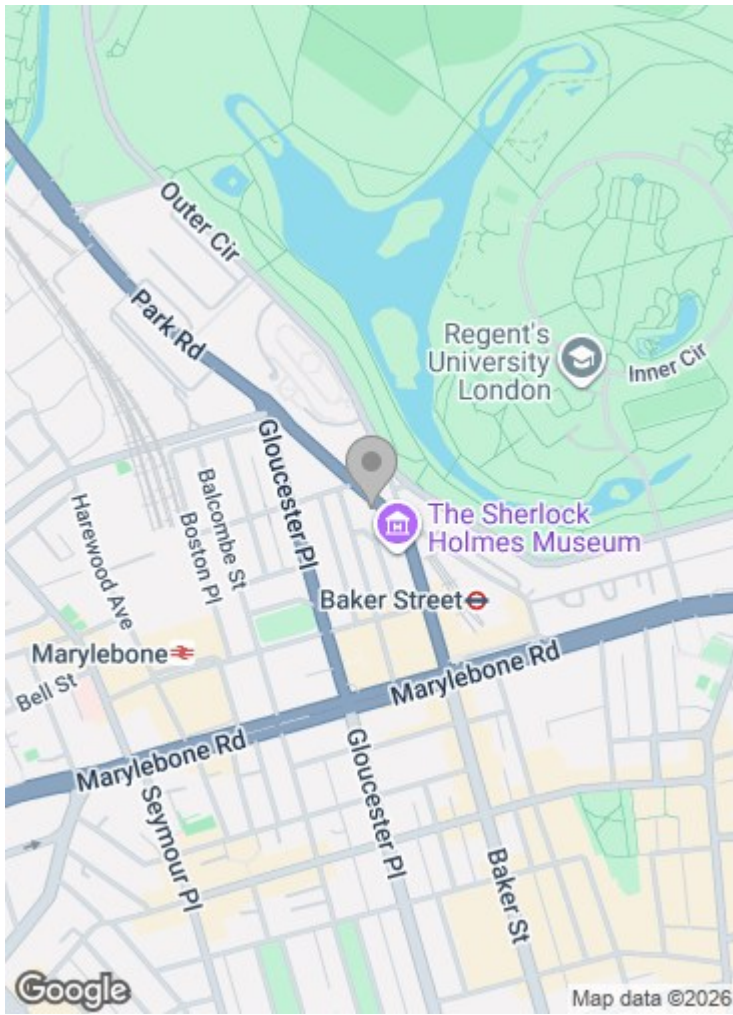


**Park Road  
St John's Wood NW8 7RJ**

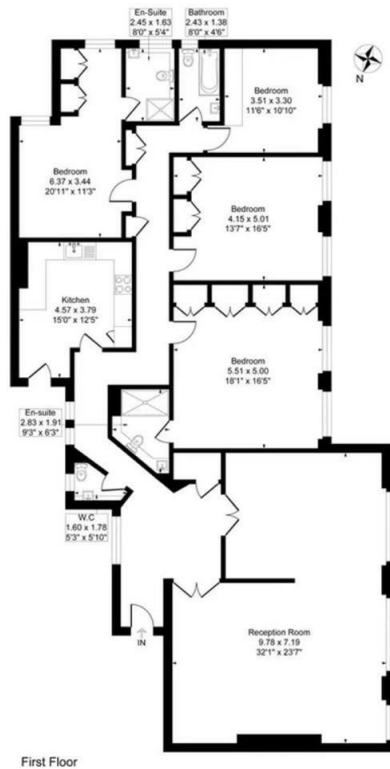
**£2,000 per week**

This spacious lateral apartment that has recently been refurbished and offers; four double bedroom, three bathrooms a modern fully fitted eat-in kitchen, guest wc, excellent built in storage throughout and a double reception room with period detail and wooden floors. This apartment is situated on the first floor of this period building and benefits from 24hr portorage, lift, off street parking and communal gardens.

Abbey Lodge is conveniently positioned for all the local amenities of both St Johns Wood (Jubilee Line Tube), Baker Steet (Metropolitan Line Tube) and the open spaces of Regents Park.



Abbey Lodge, Park Road, London, NW8  
 Approximate Gross Internal Floor Area = 213.5 sq m / 2299 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	1-23
B	81-91	B	24-47
C	69-80	C	48-74
D	55-68	D	75-100
E	39-54	E	101-150
F	21-38	F	151-200
G	1-20	G	201-250