



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

Rent £455 PCM

0 Bed | 1 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 studio apartment offering practical living space and excellent natural light within a popular portered mansion block. The property features a spacious living and sleeping area, a separate kitchen, and a modern bathroom. Large windows create a bright and airy feel throughout, while wooden flooring enhances the contemporary finish.

Ideally located close to St. John's Wood Station and Maida Vale Station, with easy access to Regent's Park, Little Venice, and the amenities of St John's Wood High Street.

EPC Rating: D

## Energy Efficiency Rating: D

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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