



# Langford Court

22 Abbey Road, NW8

Offers Over £300,000

A superbly presented 5<sup>th</sup> floor (with lift) studio apartment located in the heart of St John's Wood, offering 294 sq. ft. of very bright accommodation.

Mortimer Court is situated on the world-famous Abbey Road, close to the iconic studio and Beatles crossing. St John's Wood Underground station is less than half a mile away. The building has a porter, passenger lift and the property benefits from communal heating and hot water.

**CHESTERTONS**



# Langford Court

22 Abbey Road, NW8

- Studio Apartment
- 294 sq. ft.
- Long Leasehold
- Porter
- Lift
- Very Good Condition



**Tenure:** Leasehold  
**Service Charge:** £3,680pa Includes £726pa into the sinking fund.  
**Ground Rent:** £0  
**Local Authority:** Westminster  
**Council Tax Band:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

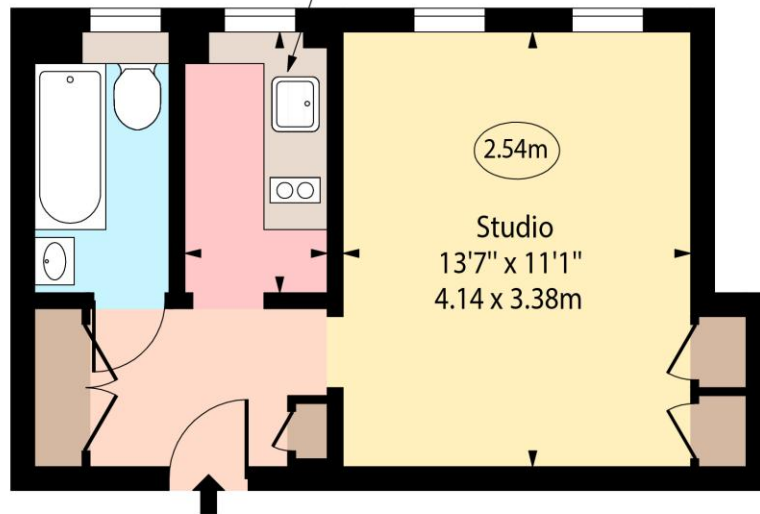
### Chestertons St John's Wood Sales

105 St. John's Wood Terrace  
 London  
 NW8 6PL  
 stjohswood@chestertons.co.uk  
 020 3040 8611  
 chestertons.co.uk

# Langford Court, Abbey Road, NW8

○ - Ceiling Height

Kitchen  
8'3" x 4'6"  
2.51 x 1.37m



Fifth Floor

Approx Gross Internal Area      294 Sq Ft - 27.31 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)  
Produced for Chestertons  
Ref. No. 031458E