



Abbey Lodge

Park Road, NW8

Offers in excess of £3,325,000

Sole Agent. Situated within the distinguished Abbey Lodge, a highly sought-after Crown Estate building, this exceptional ground floor apartment offers 2,350 sq. ft. of lateral living in an enviable setting.

The property comprises four well-proportioned bedrooms, three bathrooms, and two impressive reception rooms, providing ample space for both family living and entertaining. The interior offers a wonderful sense of volume and light, complemented by the building's period grandeur and architectural elegance.

Residents benefit from outstanding on-site amenities, including 24-hour uniformed portering, ensuring both convenience and security. The development is further enhanced by beautifully landscaped communal gardens, offering a tranquil retreat moments from the open green spaces of Regent's Park.

Abbey Lodge is superbly positioned on the edge of Regent's Park, one of London's most iconic green spaces, while still providing excellent access to the West End, Marylebone, and the transport links of the London Underground.

CHESTERTONS



Abbey Lodge

Park Road, NW8

- 4 Bedrooms 3 Bathrooms
- 144 Year Leasehold
- 2,350 sq. ft.
- 24 Hour Porter
- Communal Garden
- Very Close to Regent's Park



Tenure: Leasehold

Service Charge: £25,206pa (Includes £9,624pa into the Sinking Fund).

Ground Rent: £0

Local Authority: Westminster

Council Tax Band: H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Chestertons St John's Wood Sales

105 St. John's Wood Terrace

London

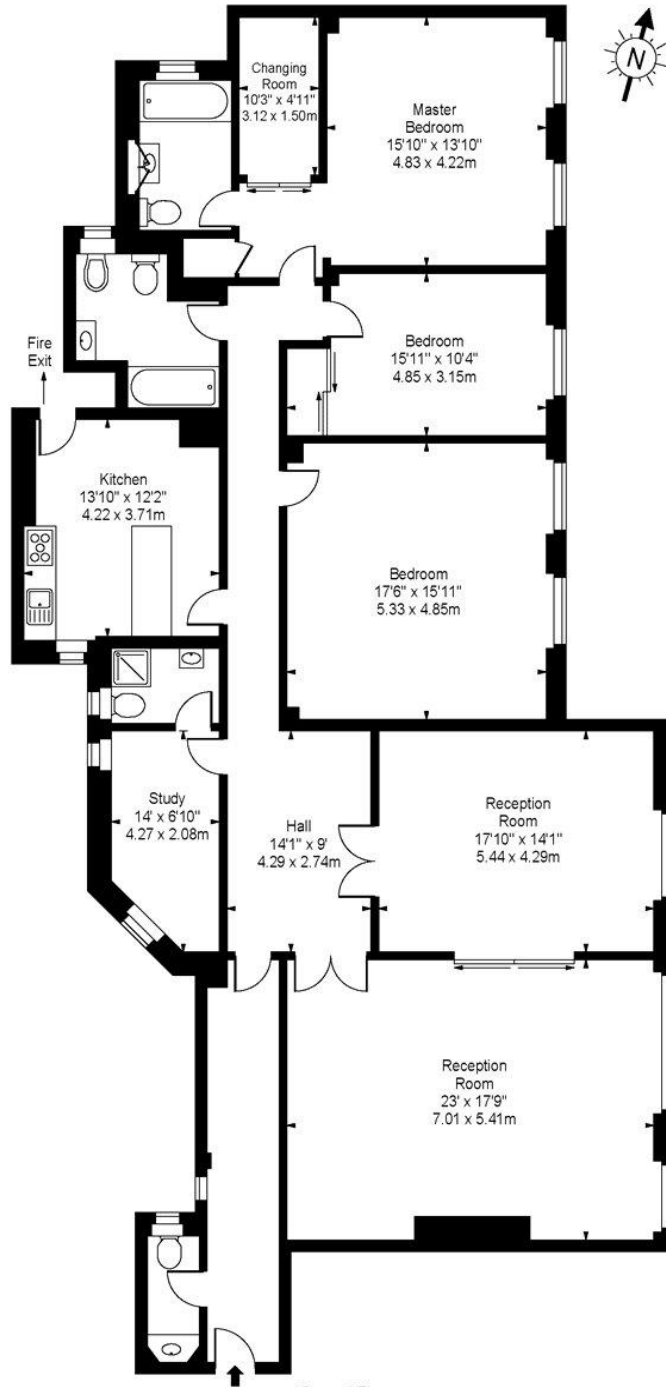
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**Abbey Lodge,
Park Road, NW8**



Approx Gross Internal Area **2350 Sq Ft - 218.32 Sq M**

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Produced for Chestertons
Ref. No. 003879A

