



£395,000

Abbey Road

London, NW8 9AD

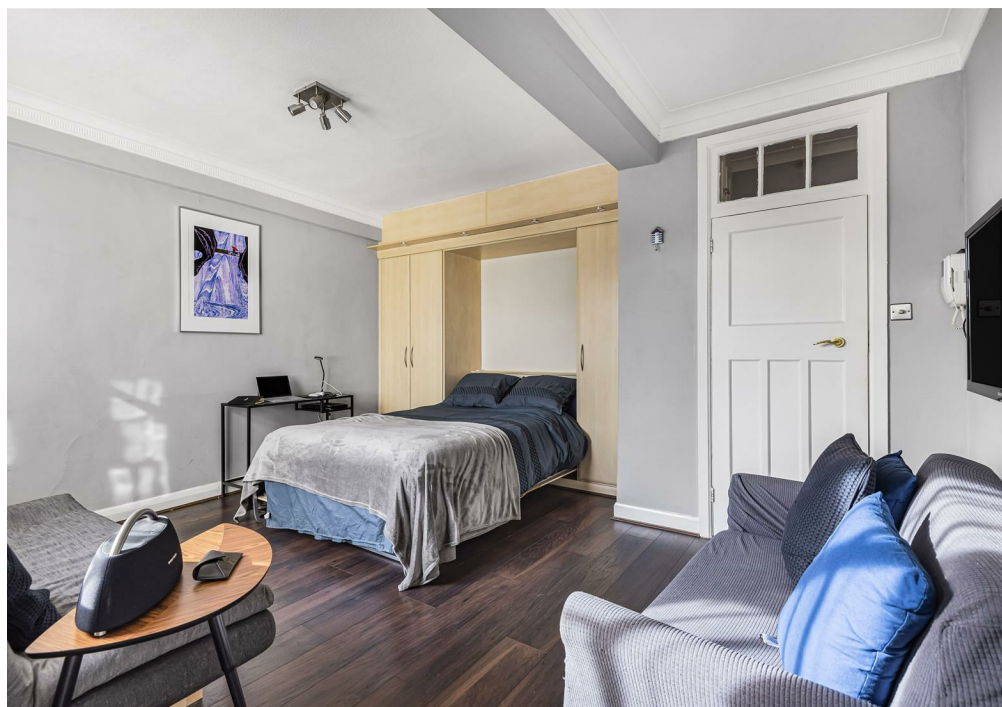
Studio flat located in the highly sought-after Mortimer Court, offering a perfect blend of comfort and convenience. This well-proportioned studio is ideal for those looking for a cozy home with excellent transport links and local amenities just moments away.

The apartment features an open-plan living space that maximizes natural light, with a modern kitchen area that includes integrated appliances. The living area provides ample space for both lounging and sleeping, while the large windows ensure a bright, airy atmosphere. A contemporary bathroom with sleek finishes that completes the home.

The area is known for its leafy streets, elegant period homes, and village-like charm. Moments from the iconic Regent's Park and the world-famous Lord's Cricket Ground, the area offers an exceptional blend of tranquility and central London living.

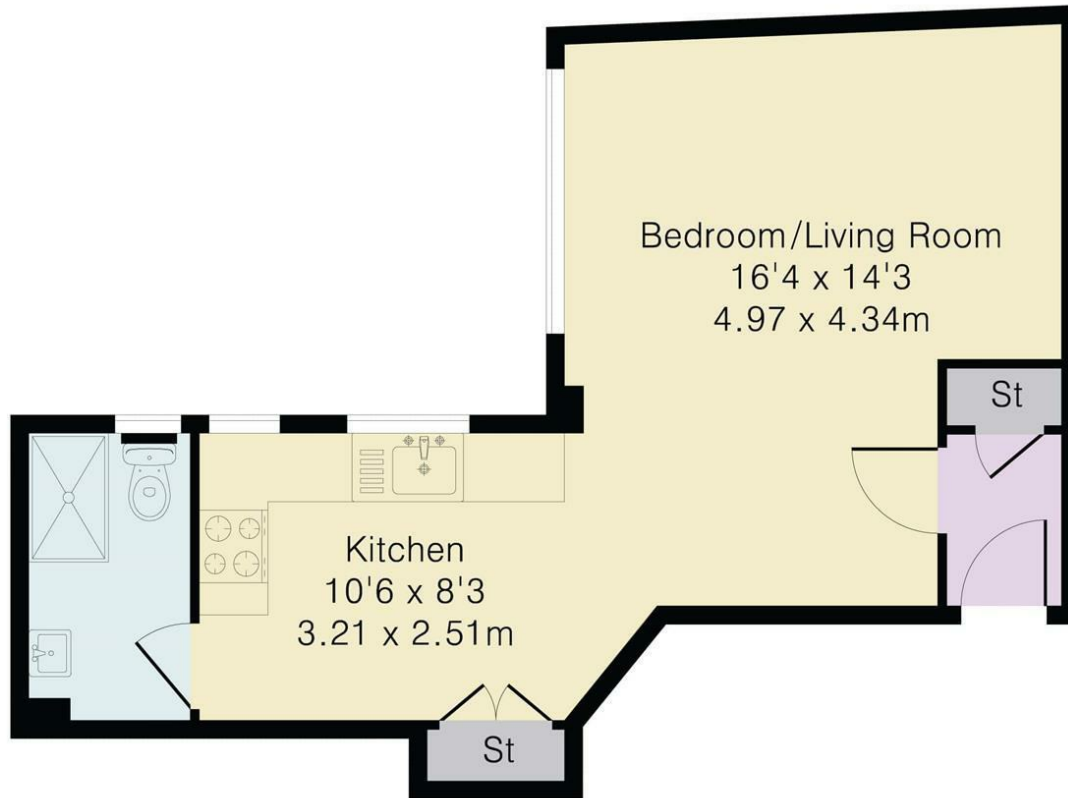
Residents benefit from boutique shops, cafés, and restaurants along St John's Wood High Street, as well as excellent transport links via London Underground (Jubilee Line), providing quick access to the West End, Canary Wharf, and beyond.

Tenure: Share of freehold
Service Charge: £5699.72
Ground Rent: Zero
Council Tax: Band C





Approximate Gross Internal Area 371 sq ft – 34 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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