



## Abbey Road, St Johns Wood, London, NW8

£1,395,000

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A magnificent three-bedroom three-bathroom second-floor apartment boasting an abundance of space and light over 1457 sq ft of accommodation within a recently converted gated Church conversion.

The property comprises a large open-plan kitchen, dining and living room with a Juliette balcony. The principal bedroom offers great space, dual aspect windows, a walk-in wardrobe and an en-suite bathroom. There are two further double bedrooms (one with en-suite shower room), and a further shower room.

The property further benefits from an allocated off-street parking space. Abbey Road is a sought-after location in St Johns Wood and is located within walking distance of St John's Wood (Jubilee Line) station.

### Floor Area

1457 sq. ft.

### Tenure

Leasehold

### Service Charge

£5605.04 per annum

### Ground Rent

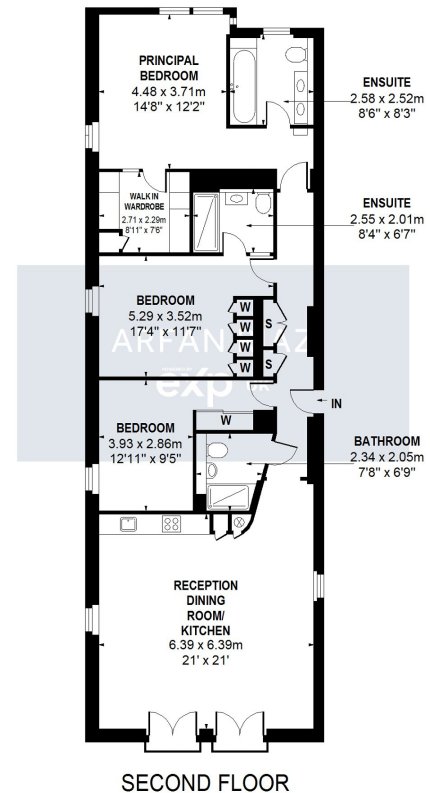
£400 per annum

- QUOTE REF AR0255
- Luxurious three bedroom apartment
- Gated Church conversion
- Fully equipped integrated kitchen
- Secure allocated parking space
- Chain-free
- Three bathrooms
- Juliette balcony
- Trendy LED lighting throughout
- Sought-after location in St Johns Wood



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APPROXIMATE GROSS INTERNAL AREA: 135.4 M<sup>2</sup> ... 1457 Ft<sup>2</sup>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

All attempts have been made to ensure the accuracy of this floor plan. All measurements of doors, windows, directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale. The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.