



**A BEAUTIFUL GRADE II LISTED GOTHIC STYLE DETACHED HOUSE, BUILT C.1840.**

ABBAY ROAD, ST. JOHN'S WOOD, LONDON, NW8

Guide Price £4,950,000 - Freehold





Freehold • Large rear garden • Gated  
• Grade II Listed • Off street parking  
• 352 sq m (3,793 sq ft)

5 Bedrooms • 4 Bathrooms • 5 Receptions

### Description

The house which is found in excellent condition offers bright and spacious family accommodation and has the added benefit of a wonderful rear garden and secure off street parking.

### Location

Abbey Road is enviably located within close proximity to the American School in London and within easy reach of St John's Wood fashionable shops, restaurants and nearby transport links including St John's Wood Underground Station (Jubilee Line) and Maida Vale Underground Station (Bakerloo Line).

### Energy Performance

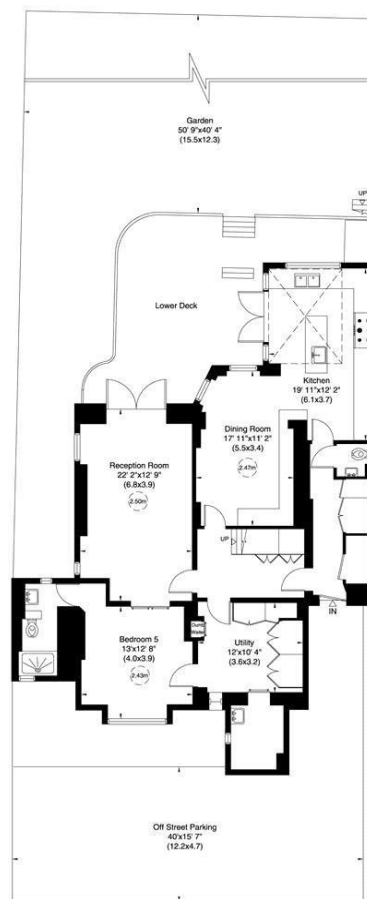
A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills.







Lower Ground Floor

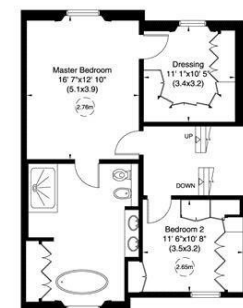
## 54 Abbey Road, NW8

Gross internal area (approx.)  
352 Sq m (3793 Sq ft) including Under 1.5m  
337 Sq m (3632 Sq ft) Excluding Under 1.5m  
For identification only. Not to Scale

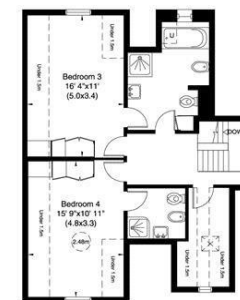
Floor Plan by capital group 020 8671 7722



Raised Ground Floor



First Floor



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).





## St Johns Wood & Regents Park

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	59
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC