



An exceptionally presented four bedroom penthouse apartment set on the fifth floor of this well regarded purpose built portered block

**Abbey Lodge, Park Road, London, NW8**

Price On Application Leasehold





**Terrace • Residents Parking • Views across  
Regent's Park • Balcony • 24 hour porterage •  
Leasehold • Penthouse**

### **Local Information**

Abbey Lodge is conveniently located on the outer circle of Regents Park, within close proximity of the amenities of both St John's Wood and Baker Street, including St John's Wood and Baker Street Underground Stations (Jubilee, Bakerloo, Circle, Hammersmith & City and Metropolitan Lines).

### **About this property**

An exceptionally presented four bedroom penthouse apartment (206.2 sq m/2,220 sq ft) set on the fifth floor of this well regarded purpose built portered block. Having been refurbished to an extremely high standard by the current owners, the apartment is ready for immediate occupation and further benefits from 24 hour resident porterage, a well maintained communal garden and residents only off street parking.

### **Tenure**

Leasehold

### **Local Authority**

City of Westminster

### **Energy Performance**

EPC Rating = E

### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regents Park Office.

Telephone: +44 (0) 20 3043 3600.



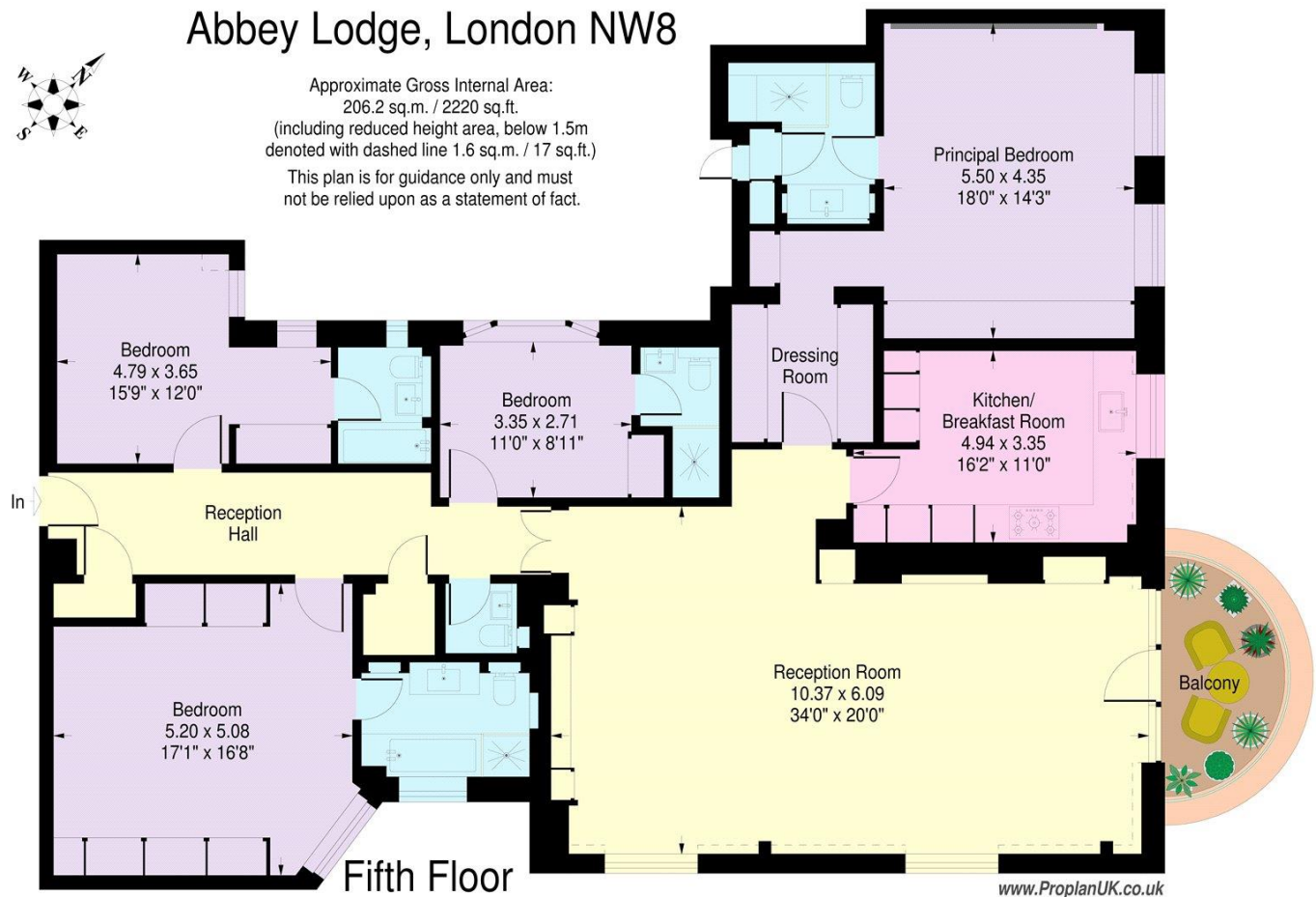







Abbey Lodge, Park Road, London, NW8  
Gross Internal Area 2220 sq ft, 206.2 m<sup>2</sup>

**Zach Madison**  
St. John's Wood & Regents Park  
**+44 (0) 20 3043 3600**  
zmadison@savills.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	53	76
England, Scotland & Wales	EU Directive 2002/91/EC 	

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