



An unmodernised studio set within a purpose built block

Abbey House, Abbey Road, St John's Wood, London, NW8

£300,000 Leasehold (948 years remaining)

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- Unmodernised studio apartment
- Balcony with excellent views over London
- Separate kitchen • Passenger lift • Porter service
- Long lease

Local Information

Abbey House is ideally located on the popular Abbey Road, approximately 26 yards away from the iconic crossing made world famous by the Beatles. St. Johns Wood tube station (Jubilee line) is approximately 0.3 miles away, and the sought-after amenities of St Johns Wood high street are approximately 0.5 miles.

About this property

An opportunity to acquire and refurbish an unmodernised studio apartment which is positioned on the fifth floor of this purpose built block. The property consists of a bright and airy living/bedroom, a separate kitchen, a bathroom and a delightful balcony. The flat further benefits from the buildings porter and lift services.

Tenure

Leasehold (948 years remaining)

Local Authority

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 House, 1A Abbey Road, St John's Wood, London, NW8
Gross Internal Area 279 sq ft, 25.9 m²

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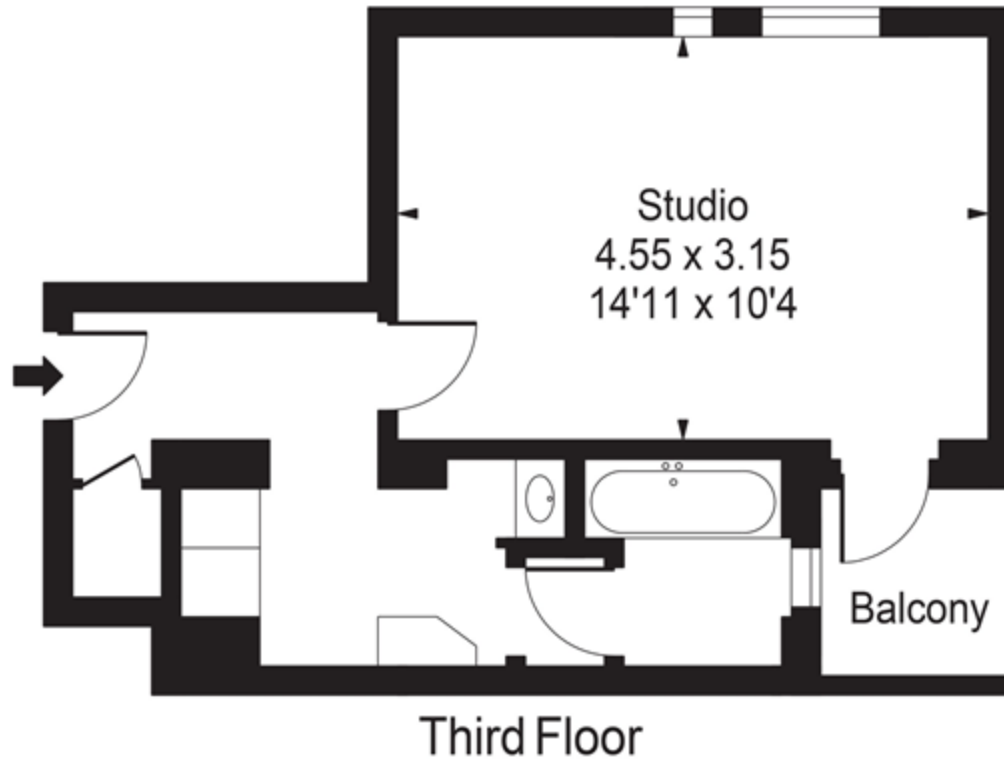


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Abbey House
 Gross Internal Area(Approx)

Total = 25.92 Sq m / 279 Sq ft
 For Illustration Purposes Only - Not To Scale



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	48	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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