



Abbey Road, St John's Wood, NW8

Asking Price: £1,350,000

Benham
& Reeves

Abbey Road, St John's Wood, NW8

🏠 3 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

A superb three bedroom, two bathroom apartment comprising 1216 sq.ft. / 112.9 sq.m. of accommodation arranged over the 4th floor of this sought-after purpose-built block located on the well-known Abbey Road.

The apartment is offered in excellent decorative order with a quality fitted kitchen and bathrooms. The principal bedroom features a luxury en-suite bathroom with a fitted bath with built-in TV, separate shower unit, twin sinks and a w.c. There are two further double bedrooms and a family bathroom. The generously proportioned reception room has a fitted wall unit with integrated TV. The fully-fitted and designed kitchen is separate from the living space.

Manor Apartments was renovated in 2011 and therefore benefits from smart communal parts with a passenger lift.

Superbly located with transport links that are in close proximity, including St. John's Wood Underground station (Jubilee line), Maida Vale (Bakerloo line) in addition to the nearby shops and restaurants located on Abbey Road and Blenheim Terrace.





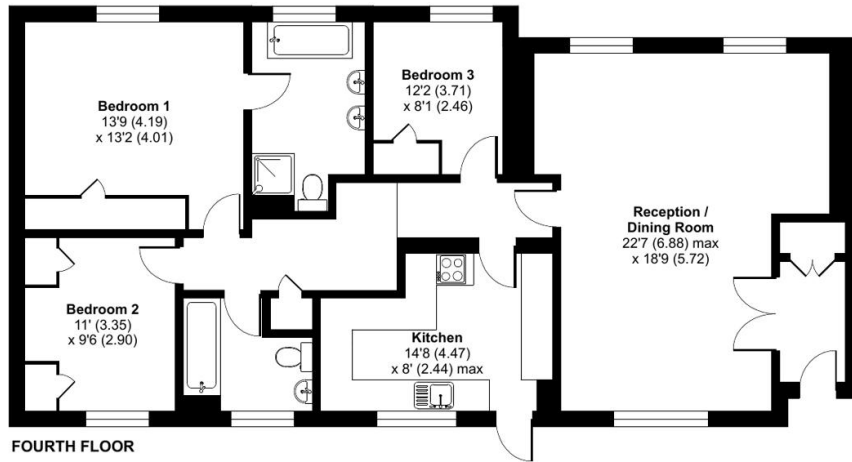
Property Features:

- 3 Double Bedrooms
- Luxury En-Suite Bathroom
- Family Bathroom
- 22' Reception Room
- Separate 14' Fitted Kitchen
- Lift
- Residents Parking Zone
- Chain Free

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Approximate Area = 1216 sq ft / 112.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,350,000
Tenure:	Leasehold Expires 31/12/3000 Approximately 975 Years Remaining
Ground Rent:	£600.00 (per annum)
Service Charge:	£5,600.00 (per annum)

Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM250030

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