



ABBEY LODGE, NW8 £3,550,000 SOLE AGENT Subject to contract

We are delighted to bring to the market this spacious third floor 2,655 sq. ft. family apartment, which has been in the current ownership for over seventy years. This charming apartment retains some splendid features including original cornicing, large sash windows and fireplace. The property consists of five bedrooms, a grand reception room and an interconnecting dining room which can be separated by sliding doors. The apartment also has a wonderful eat-in family kitchen/breakfast room, two bathrooms, three separate toilets and a storage room in the basement.

The prestigious Abbey Lodge is set behind a private carriage driveway on the outer circle of Regent's Park, and is equidistant for the many restaurants of St John's Wood and Marylebone High Street.

Five Bedrooms | Two Bathrooms | Three Guest WC | Reception Room | Dining Room | Kitchen | Breakfast Room | Storage Room In The Basement | Off-Street Parking | Communal Gardens | 24-Hour Porterage | Passenger Lift | 2,655 SQFT | Long Lease



winkworth.co.uk/st-johns-wood VIRTUAL TOUR: <https://youtu.be/Kk-LnrkBdeI>

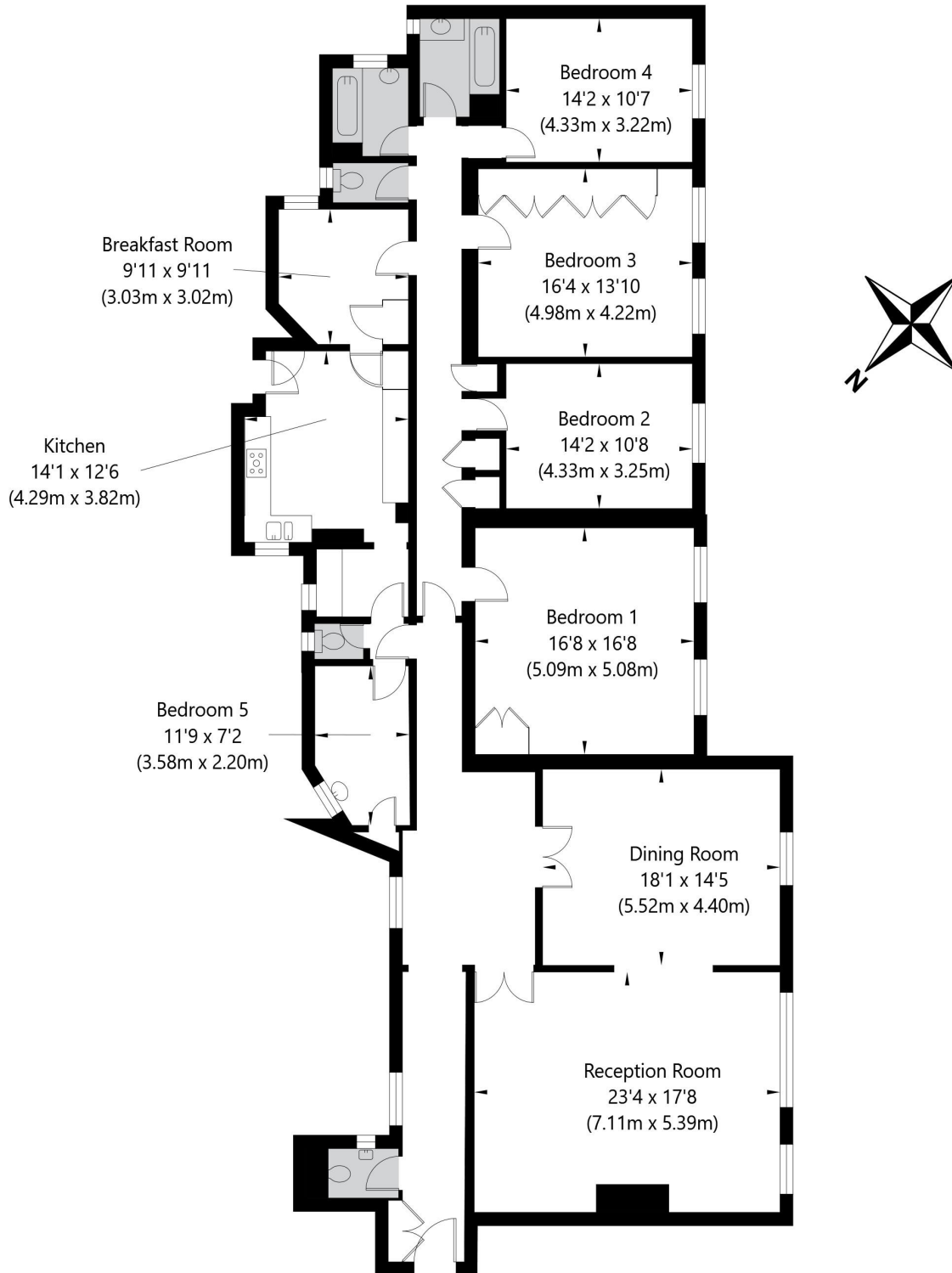
For every step...



Abbey Lodge, Park Road, London, NW8 7RJ

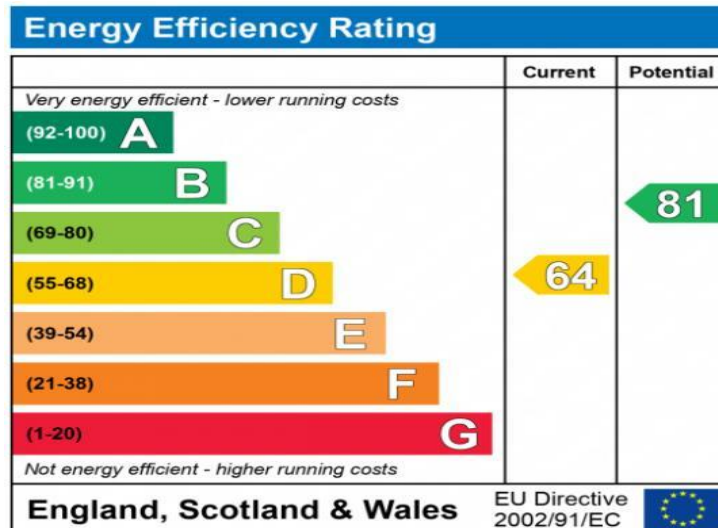
Third Floor

GROSS INTERNAL FLOOR AREA
APPROX. 246.63 SQ M / 2655 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 246.63 SQ M / 2655 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Tenure: Leasehold

Term: 29/09/2014 - 28/09/2164 **NOTES:**

Service Charge: Approx. £21,000 per annum

Current Ground Rent: A Peppercorn / No Ground Rent Applicable

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

NB: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Neither Winkworth nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested.

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