



ABBEY LODGE, ST JOHN'S WOOD, LONDON, NW8 £8,825,000 LEASEHOLD

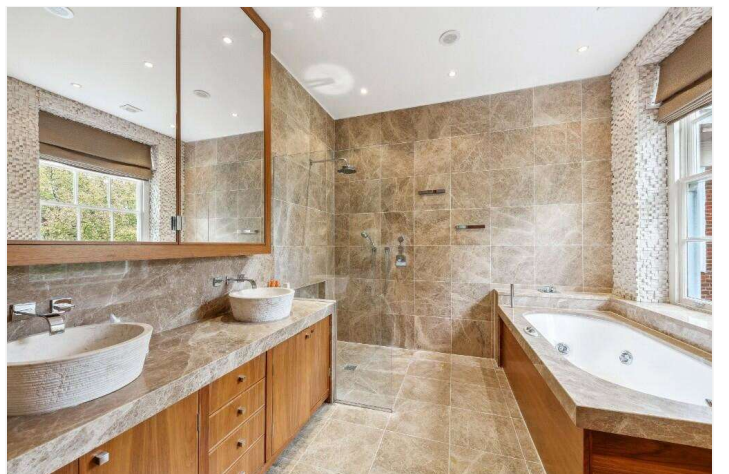
We are delighted to offer for sale this remarkable, and rarely available six-bedroom apartment which measures 3,690 sq. ft. This magnificent property has tall ceiling heights throughout, with inset LED spotlights and benefits from a 30ft reception room with an inter-connecting 22ft dining room. There are six en-suite bathrooms, bespoke fitted wardrobes and a master bedroom (with dressing area) which overlooks Regent's Park. Abbey Lodge is an iconic development which forms part of the Crown Estate and is superbly located less than a mile away from both Baker Street and St John's Wood Underground Stations, there is also residents' parking subject to availability. Both Lord's Cricket Ground and the newly landscaped St John's Wood High Street, with its rich selection of restaurants and boutique shopping facilities, are less than half a mile away.

Principle Bedroom with Dressing Room | Five Further Bedrooms | Reception Room | Dining Room | Eat-in Kitchen | Six Bathrooms | 24 Hour Portage | Passenger Lift | Air Conditioning | Off-Street Parking | Communal Gardens | Leasehold

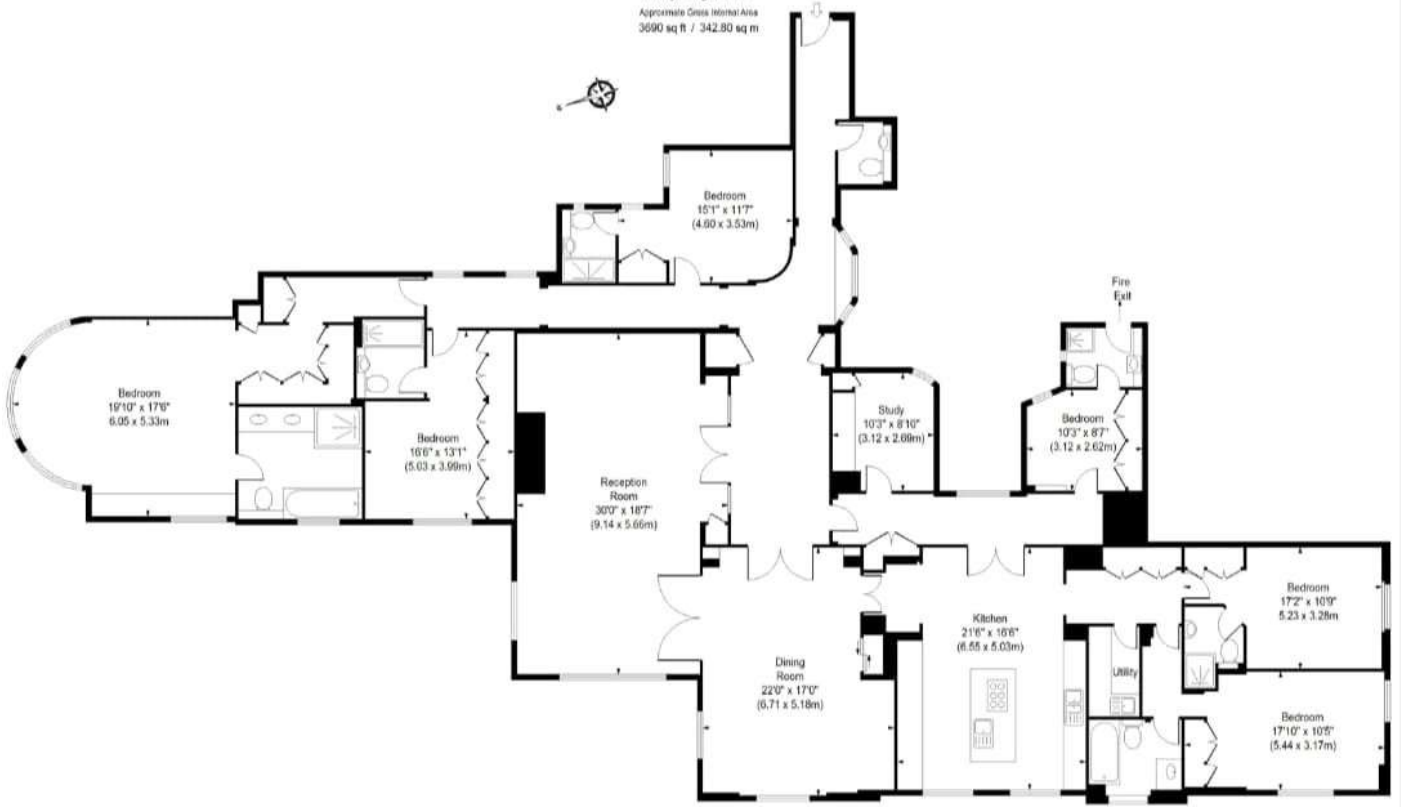
Winkworth

for every step...

winkworth.co.uk/st-johns-wood



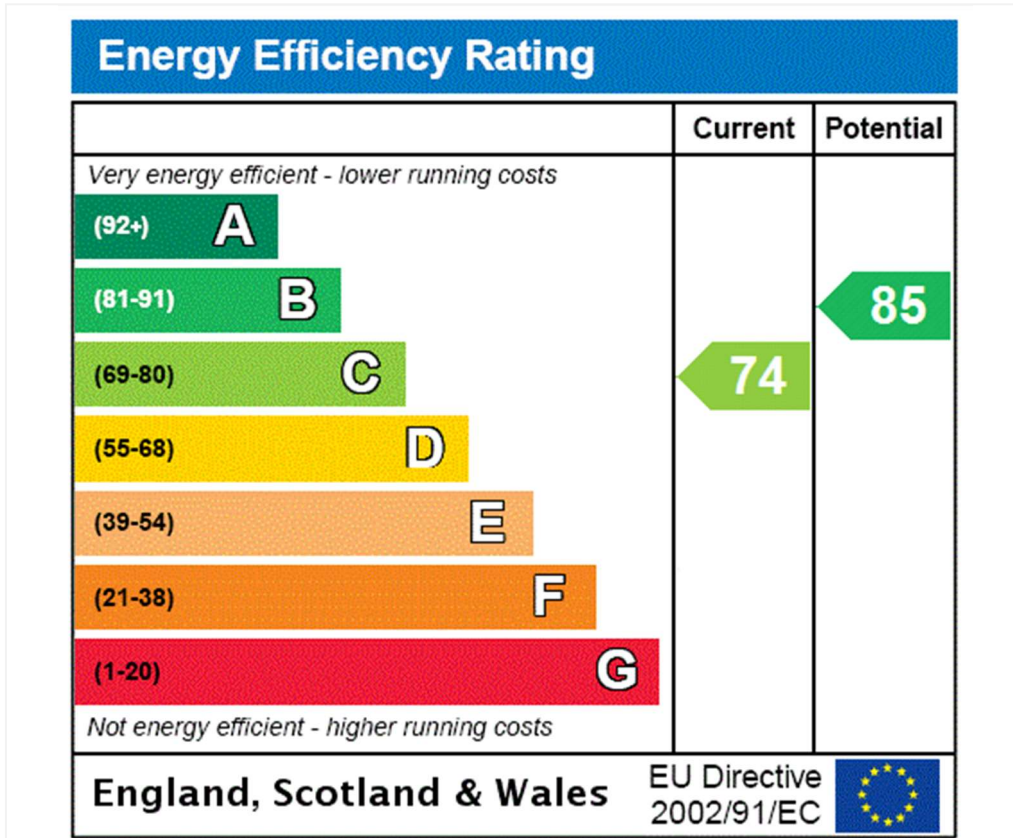
Abbey Lodge, NW8
Approximate Gross Internal Area
3690 sq ft / 342.80 sq m



Fourth Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



Tenure: Leasehold
Term: Expires - 04/07/2139
Service Charge: £35,356.48 per annum
Ground Rent: £0 Annually
Council Tax Band: H

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.

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. 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. Winkworth does not have 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

St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 |



for every step...

winkworth.co.uk/st-johns-wood

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.