



Abbey Road, St. John's Wood, NW8

Asking Price: £995,000

 Benham
& Reeves

Abbey Road, St. John's Wood, NW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A stylish two bedroom, two bathroom apartment comprising 715 sq.ft. / 66.4 sq.m. is situated on the 1st floor of this sought-after purpose built block located on the well-known Abbey Road in St. John's Wood.

The apartment, presented in a high specification finish has a principal bedroom with en-suite bathroom, double bedroom and family bathroom, a spacious reception room and a fully-fitted and designed kitchen.

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

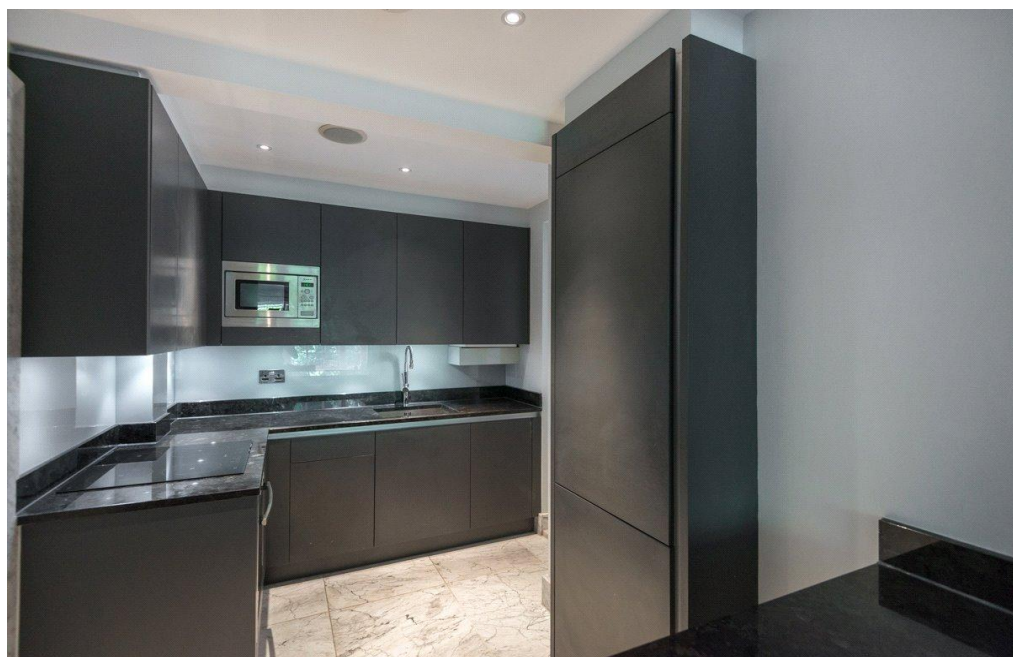
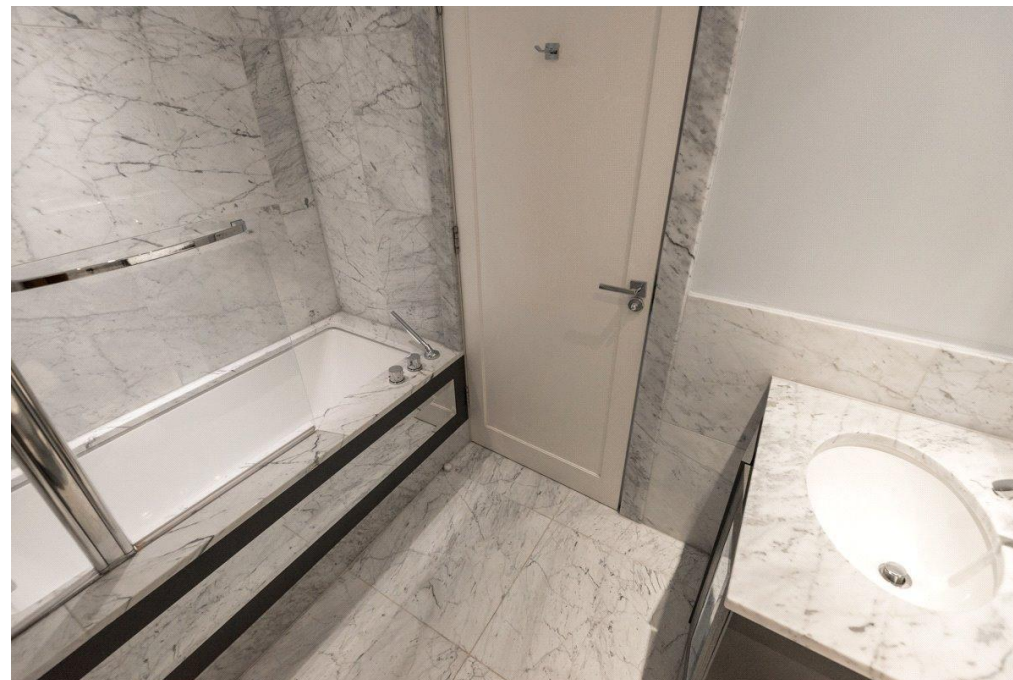
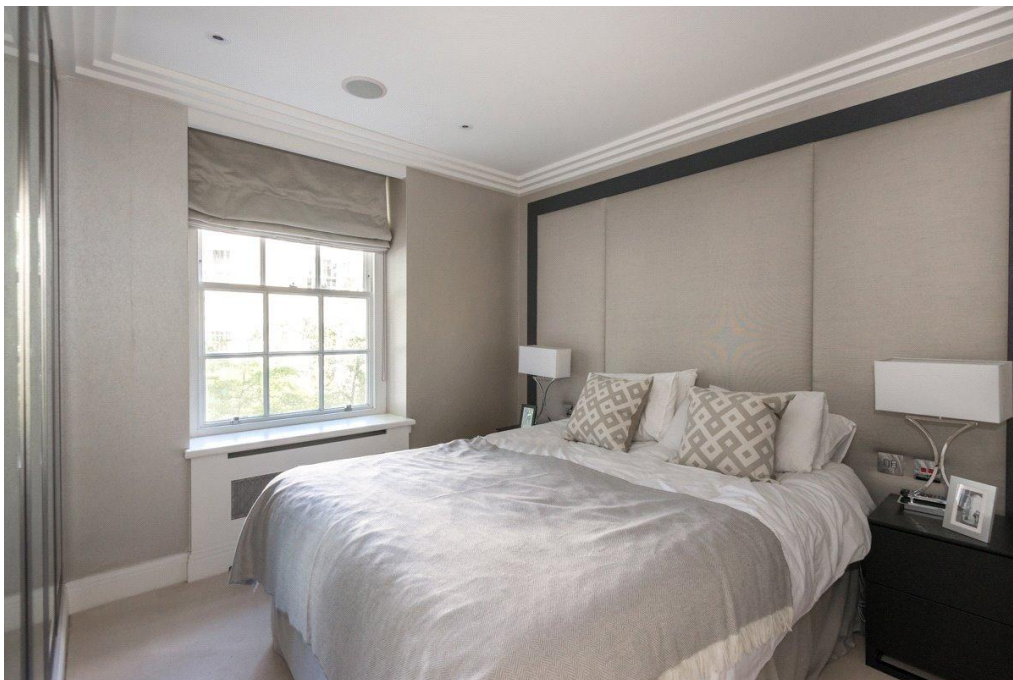
Superbly located with transport links that are in close proximity, including St. John's Wood Underground station (Jubilee Line), Maida Vale Underground station (Bakerloo Line) together with being nearby to the shops and restaurants located on Abbey Road and Blenheim Terrace.

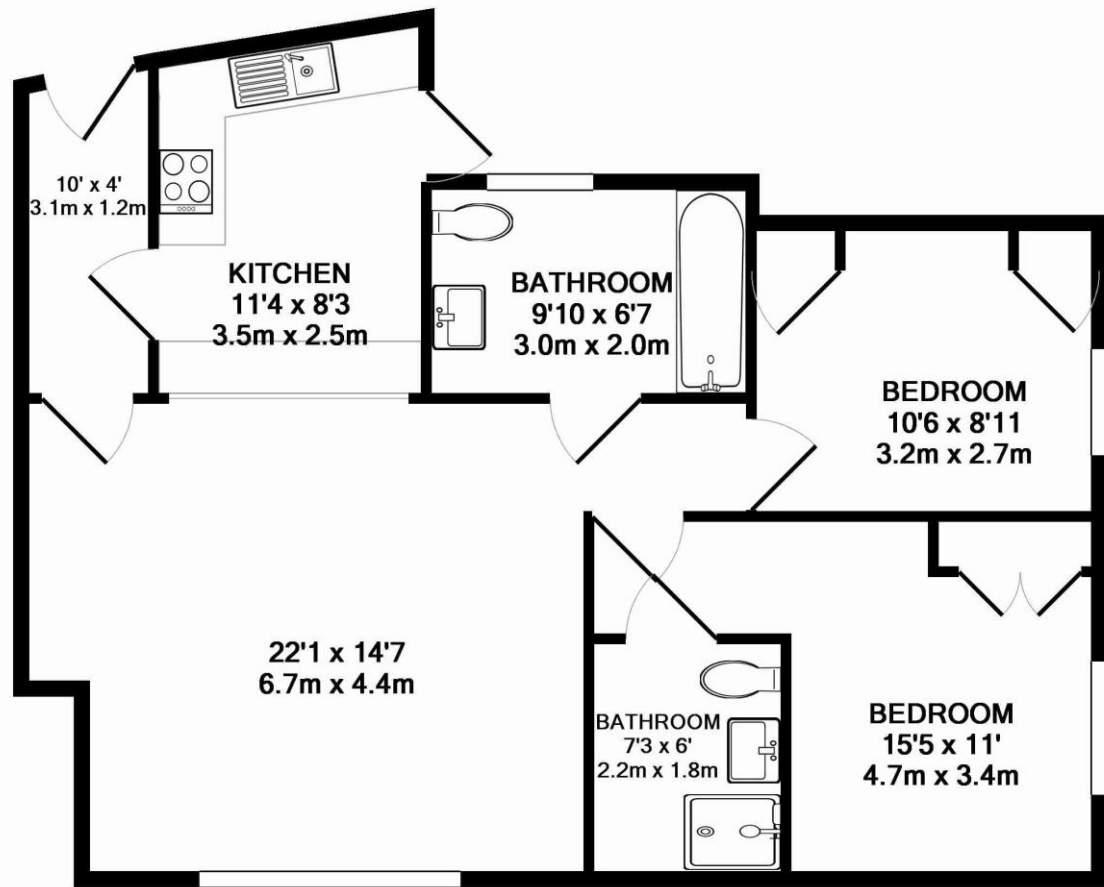
*** Please note that photographs taken prior to current tenants' occupation ***

- Spacious Reception Room
- Principal Bedroom with En-suite Bathroom
- Double Bedroom
- Family Bathroom
- Fully Fitted Modern Kitchen
- Purpose Built Block
- Passenger Lift
- Video Entry Phone
- Popular Location
- *** Please note that photographs taken prior to current tenants' occupation ***

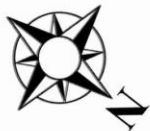


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales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



00143-7MH.NW8 - 1ST FLOOR
TOTAL APPROX. FLOOR AREA 715 SQ.FT. (66.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Terms & Conditions:

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

Asking Price:	£995,000
Tenure:	Leasehold Expires 04/07/3002 Approximately 978 Years Remaining
Ground Rent:	£400.00 (per annum) 2025
Service Charge:	£4,229.96 (per annum) 29.09.2024 - 28.09.2025

Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM240041

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W: www.benhams.com

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