



NEVILLE COURT

Abbey Road
St John's Wood
NW8

Guide Price
£1,950,000

Main Agent

A SPACIOUS THREE BEDROOM APARTMENT SITUATED ON ABBEY ROAD, ST JOHNS WOOD.

This immaculately presented three bedroom apartment (168.36 sq m/1,812 sq ft) is situated on the raised ground floor of a period red brick building on Abbey Road, St. Johns Wood. Accommodation comprises of an open plan kitchen / dining room, a reception room, a principal bedroom with en suite shower room, two further bedrooms & two bathrooms, a guest WC and a utility room. Additional benefits include high ceilings, wooden flooring and portage.

ASTON CHASE

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astonchase.com

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Guide Price
£1,950,000
Subject To Contract

Main Agent

Leasehold 965 Years

Service Charge: £7,600.00 P/A

Neville Court is centrally located on Abbey Road opposite the world famous EMI recording studios and the [-iconic zebra crossing. The property is located within easy walking distance of The American School in London (approximately 0.3 miles away), St John's Wood High Street and St John's Wood Underground station (Jubilee Line) and located approximately 0.4 miles and 0.3 miles away respectively.



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ACCOMMODATION

- Entrance hall
- Reception room
- Kitchen/dining room
- Principle bedroom suite
- 2 further bedrooms (1 en suite)
- Shower room
- Guest cloakroom

AMENITIES

- Lift, Porterage
- Residents Parking

COUNCIL TAX: G

EPC RATING: D



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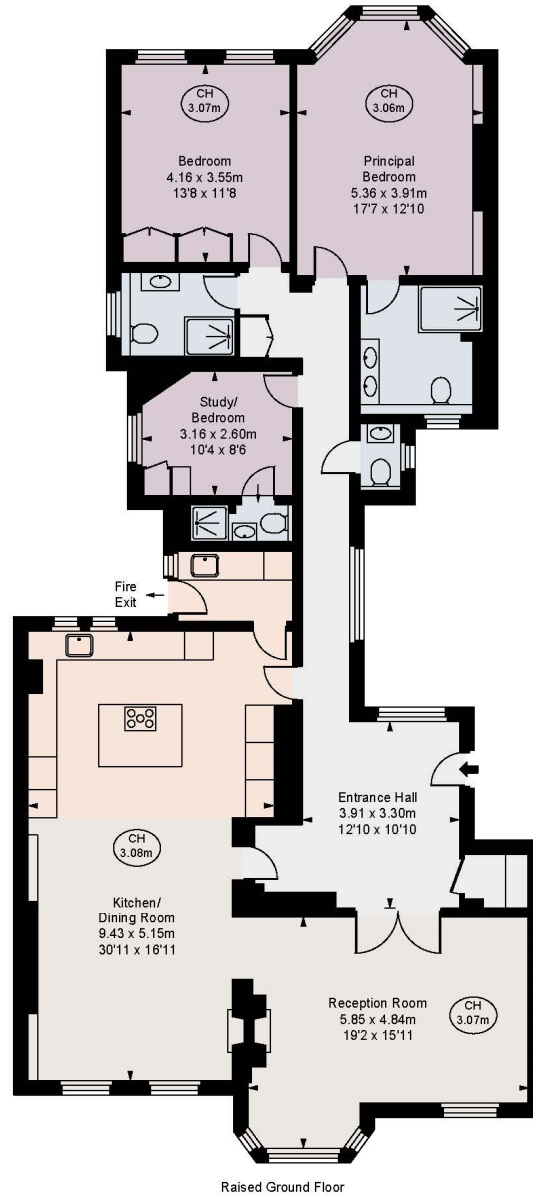
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ASTON CHASE

Neville Court, Abbey Road,
St. John's Wood, NW8
Approximate Gross Internal Area
168.36 sq m / 1,812 sq ft

(CH = Ceiling Heights)



Raised Ground Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.