



ABBEY ROAD

St John's Wood
London
NW8

Asking Price
£1,095,000

Sole Agent

A spacious and beautifully presented two-bedroom lateral apartment (73.76 sq.m / 794 sq.ft.) situated on the ground floor of this landmark development, which forms part of a restored Grade II Listed converted Church on Abbey Road, St John's Wood with direct views of Abbey Road Studios.

This exceptional home, ideal as a permanent London base, a pied-à-terre, or a rental investment, benefits from its own private entrance. The accommodation comprises an open-plan kitchen/reception room, a principal bedroom with an en suite shower room and a private terrace, one additional double bedroom, and a family bathroom. Additional benefits include a secure, dedicated parking space, gated access to the development and ample storage.

ASTON CHASE

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Subject To Contract

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Leasehold 110 Years

Service Charge: £2,465 P/A
Ground Rent: £250 P/A

16A Abbey Road is centrally located on Abbey Road, opposite the world-famous EMI recording studios and the iconic Beatles zebra crossing. The property is 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), located approximately 0.4 miles and 0.3 miles away, respectively. Additionally Lords Cricket Ground and Regent's Park are close by.



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ACCOMMODATION

- Principal bedroom with en suite shower room and private terrace
- One additional double bedroom
- Family Bathroom
- Open-plan kitchen/reception room

AMENITIES

- Private entrance
- Secure, dedicated parking space
- Gated access to the development
- Outside space
- Storage
- Walking distance to Abbey Road Studios and St John's Wood Station
- Close to Lords Cricket Ground and Regent's Park

COUNCIL TAX: F

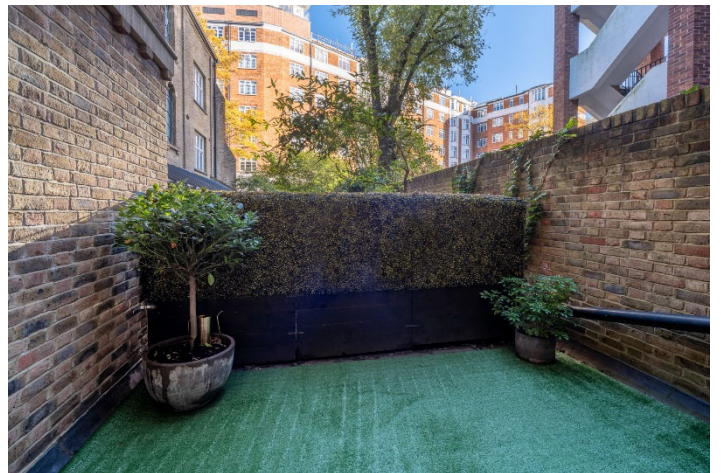
EPC RATING: TBC



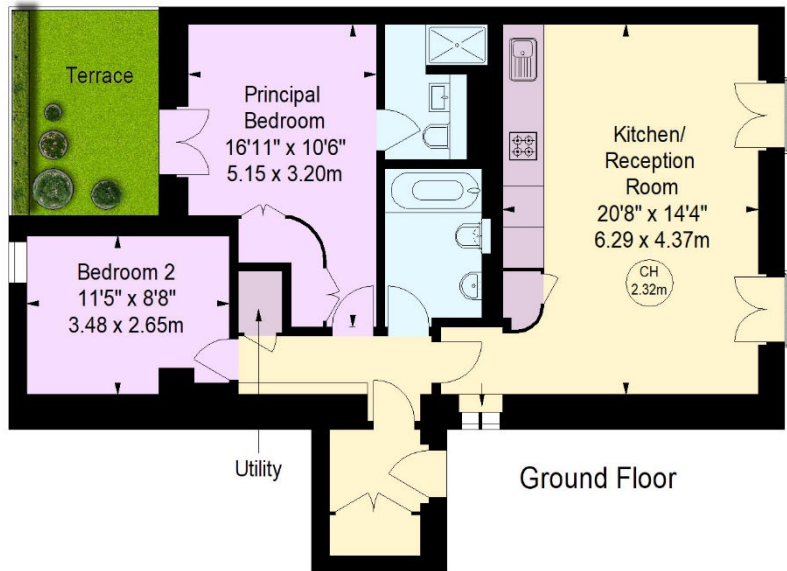
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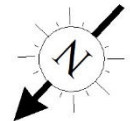
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Abbey Road, NW8
Approximate gross internal area
794 sq ft / 73.76 sq m



Key :
CH - Ceiling Height

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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.