

ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
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ABBEY GARDENS

St John's Wood
London
NW8

Asking Price
£3,695,000

Joint Sole Selling Agents

A well presented Grade II Listed mid-terrace period home (214 sq m/2,306 sq ft) providing bright and spacious well-planned accommodation featuring a double length drawing room, a principal bedroom suite occupying the entire first floor, a south facing garden in addition to off-street parking for two cars.

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NW8

Asking Price
£3,695,000
Subject To Contract

Joint Sole Selling Agents

Freehold

Abbey Gardens is a peaceful extremely popular tree-lined street benefiting from the charming amenity of Violet Hill Park and is approached from both Abbey Road and Abercorn Place thus within easy walking distance of The American School in London (ASL) and the extensive shopping facilities of St John's Wood.

*All internal photographs featured were taken prior to the existing tenancy agreement



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ACCOMMODATION

- Double Length Drawing Room
- Dining Room
- Study
- Fully Fitted Kitchen
- Family Room/Conservatory
- Principal Bedroom with Large En-Suite Bathroom
- Three Further Bedrooms
- Family Bathroom
- Shower Room/Guest Cloakroom

AMENITIES

- Landscaped South Facing Rear Garden leading to Raised Lawn Area
- Balcony Affording Access to Garden via Spiral Staircase
- Off-Street Parking For Two Cars
- Utility Area

COUNCIL TAX: WESTMINSTER (BAND H)

EPC RATING: D



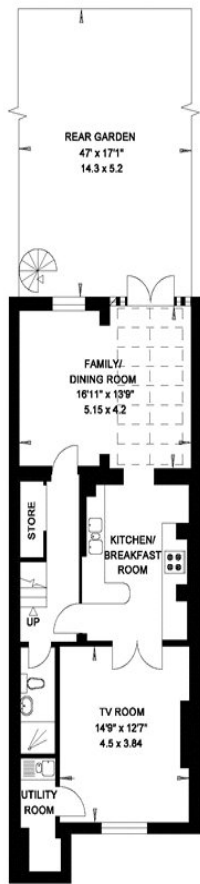
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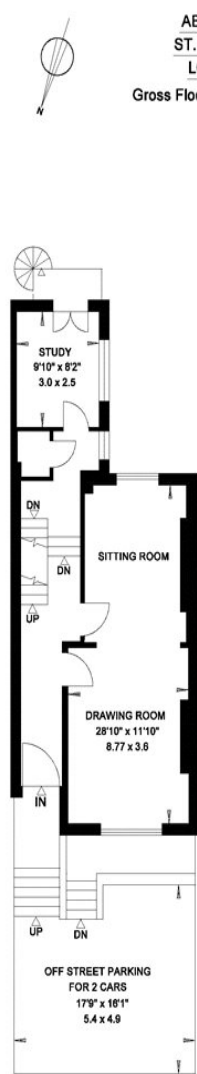
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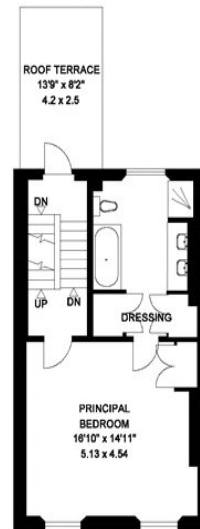
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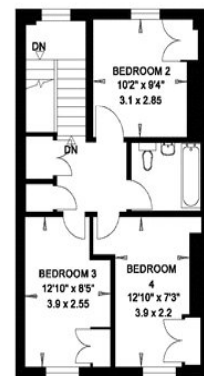
GARDEN FLOOR



RAISED GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ABBEY GARDENS
ST. JOHNS WOOD
LONDON NW8
Gross Floor Area = 214 sq. metres
2310 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	59
(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.