



ABBEY LODGE

Park Road
London
NW8

Asking Price
£1,200,000

Sole Agent

A spacious two-bedroom apartment (91 sq.m/980 sq.ft) located in the sought-after Abbey Lodge, NW8. This newly refurbished property is set on a quiet floor of this well-maintained purpose-built block and is presented in immaculate condition.

The apartment features a generously sized open-plan living/dining area, modern kitchen with high-end appliances, and two generously sized bedrooms.

ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com

ABBEY LODGE

Park Road
London
NW8

Asking Price
£1,200,000
Subject To Contract

Sole Agent

Leasehold 147 Years

Service Charge: £7062.06 P/A
Ground Rent: £500 P/A

Further benefits include 24-hour concierge, manicured communal gardens and residents-only off-street parking.

Abbey Lodge is ideally located on the edge of Regent's Park, offering easy access to the vibrant amenities of St John's Wood and Baker Street, with St John's Wood and Baker Street Underground stations (Jubilee, Metropolitan, Hammersmith & City, Bakerloo, and Circle lines) just moments away. A perfect blend of modern living and an unbeatable location.



ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com

ACCOMMODATION

- Principal bedroom with en-suite shower room
- One further double bedroom
- One family bathroom
- Open plan kitchen/living/dining room

AMENITIES

- 24 hour concierge
- Residents off street parking
- Manicured communal garden

COUNCIL TAX: E

EPC RATING: C



ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com



ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com



Abbey Lodge, NW8

Approximate gross internal area
91.04 sq m / 980 sq ft

Key :
CH - Ceiling Height

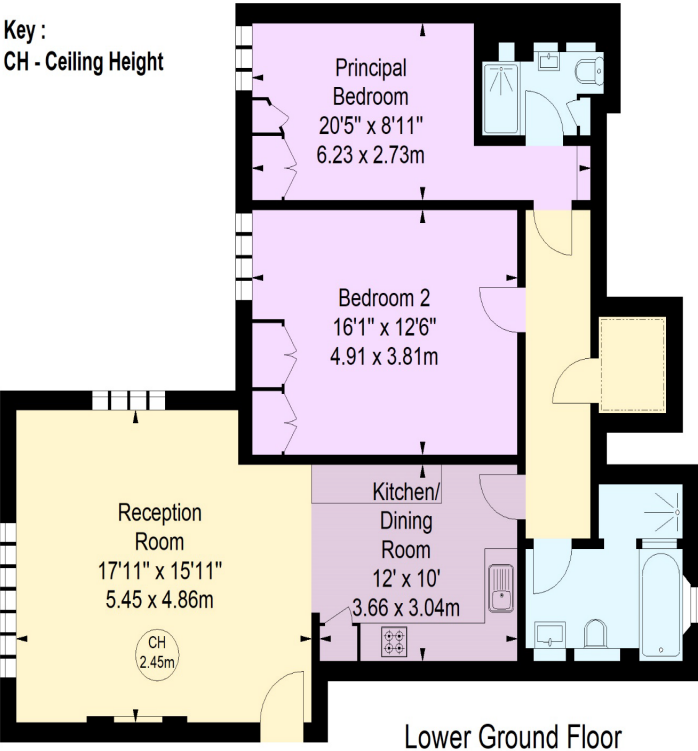


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.