



ABBEY LODGE

Park Road
London
NW8

Asking Price
£1,045,000

Sole Agent

A charming three-bedroom apartment (103 sq.m/1,110 sq.ft) located in the prestigious Abbey Lodge, NW8. Situated on the garden level within this well-established, purpose-built block, the property offers a spacious and comfortable living environment. The apartment features an open-plan living and dining area, a fully equipped kitchen, three generously sized bedrooms and a contemporary shower room.

ASTON CHASE

67-71 Park Road
Regent's Park
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020 7724 4724
enquiries@astonchase.com

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Subject To Contract

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Leasehold 147 Years

Service Charge: £8,070.92 P/A
Ground Rent: £500 P/A

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

Abbey Lodge is ideally located on the edge of Regent's Park, providing easy access to the amenities of both St John's Wood and Baker Street. St John's Wood and Baker Street Underground stations (Jubilee, Metropolitan, Hammersmith & City, Bakerloo, and Circle lines) are just moments away, ensuring excellent transport links.



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ACCOMMODATION

- Principal bedroom
- Two further bedrooms
- One family shower room
- Separate kitchen
- Open plan living/dining room

AMENITIES

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

COUNCIL TAX: E

EPC RATING: D



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Abbey Lodge, NW8

Approximate gross internal area

103.12 sq m / 1110 sq ft

Key :
CH - Ceiling Height

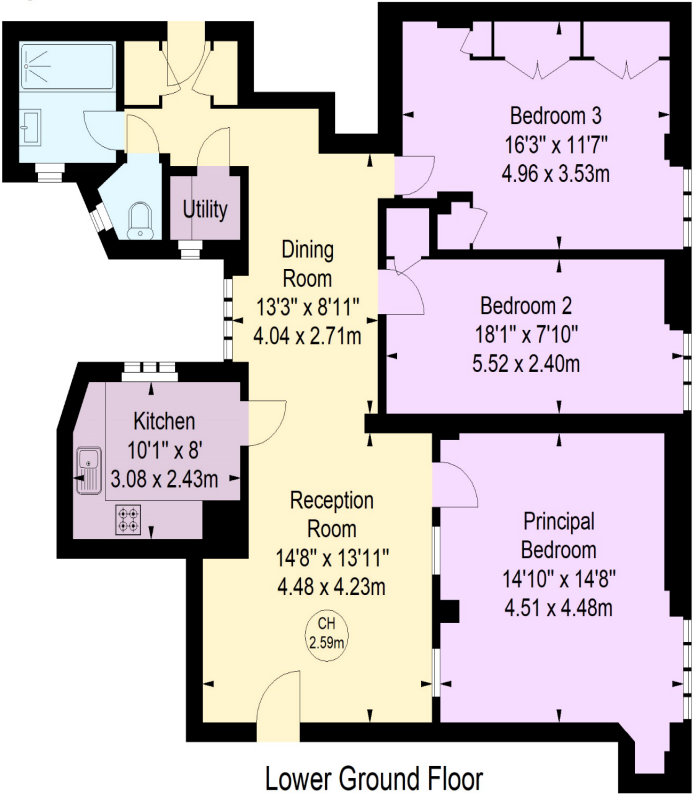
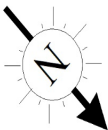


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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.