



ABBEY LODGE

Park Road
St John's Wood
NW8

Asking Price
£5,550,000

Multiple Agent

A lateral six-bedroom apartment of approximately 246 sq m (2,655 sq ft), arranged on the third floor of this prestigious Crown Estate purpose built block. The property has been comprehensively refurbished to a turn-key high specification throughout.

ASTON CHASE

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

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Asking Price
£5,550,000
Subject To Contract

Multiple Agent

Leasehold 139 Years

Service Charge: £25,798.12

The accommodation includes a 940 sq ft open plan reception and dining room, leading to a fully fitted eat in kitchen with breakfast bar and integrated Siemens appliances. The apartment benefits from excellent natural light, LED lighting, air conditioning and ceiling heights of around 3 metres, combining contemporary finishes with retained period detail.

Residents enjoy access to a well-maintained communal garden with direct access to Regent's Park. Lord's Cricket Ground, St John's Wood High Street and Baker Street Underground station, serving the Jubilee, Metropolitan, Bakerloo, Circle and Hammersmith & City lines, are all within half a mile.



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ACCOMMODATION

- 6 Bedrooms, 2 En Suite Bathrooms
- 2 En Suite Shower Rooms
- Jack & Jill Shower Room
- Guest WC
- Reception/Dining Room
- Kitchen/Breakfast Room

AMENITIES

- Air Conditioning
- Lift
- 24 Hour Porter
- Communal Gardens
- Off-Street Parking

COUNCIL TAX: H

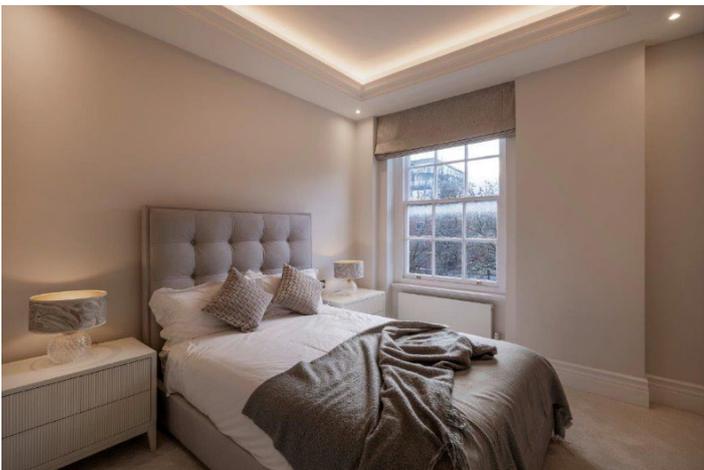
EPC RATING: D



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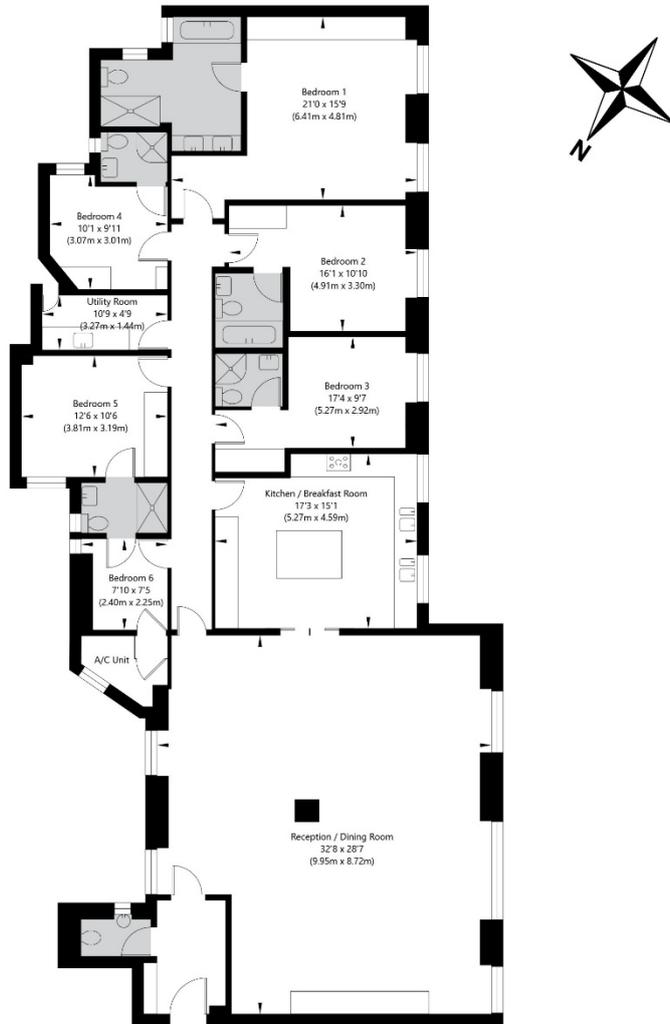
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ASTON CHASE

Abbey Lodge, Park Road, London NW8 7RJ

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 246.63 SQ M / 2655 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 246.63 SQ M / 2655 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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.