



## Mortimer Court

Abbey Road, St Johns Wood, NW8 9AB

Asking Price £575,000

An extremely bright, well redecorated one bedroom apartment on the third floor (with lift), in this sought after popular Mock Tudor styled residential building adjacent to the famous 'Abbey Road Studio / Crossing', in the heart of St Johns Wood. This fine property provides a semi open plan fitted kitchen and spacious reception with southerly facing windows, shower/wc., also has a large double bedroom with two fitted double wardrobes and wooden flooring throughout.

The property also benefits from having lift, caretaker and secure entry phone, as well as communal Heating and Hot water. Being centrally located within easy waling distance to St John's Wood underground Station (Jubilee line), or 10 mins to Maida Vale tube (Bakerloo line).

Tenure:- Share of Freehold - 993 years

Service Charge:-£6,800.22 (annual - approx.)

Sinking Fund:- £3,250.50 (Annually - approx.)

- 1 bedroom apartment
- Large reception with semi - open modern Kitchen
- Furnished
- Wooden floors
- Communal heating &
- Hot water included
- Next to Abbey Road Studios

### Viewing

Please contact our Messila Residential Office on 020 7586 6699 if you wish to arrange a viewing appointment for this property or require further information.

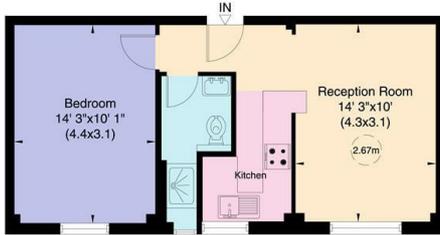


## Floor Plan

### Mortimer Court, Abbey Road, NW8

Approximate Gross Internal Area  
40 sq m / 429 sq ft

Not to Scale, for identification only

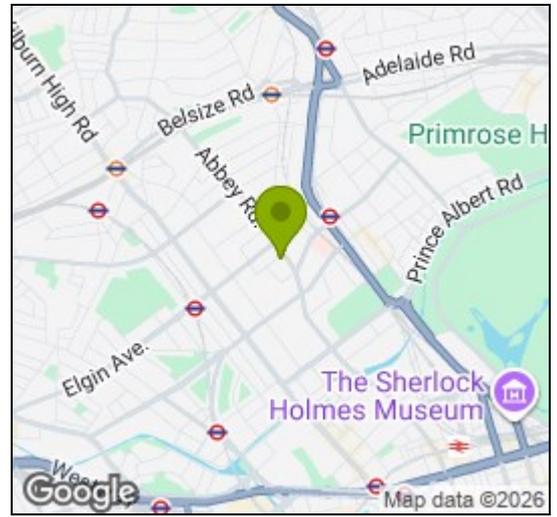


Third Floor

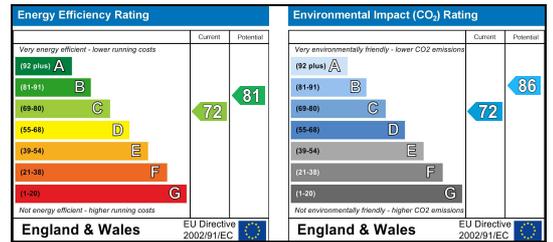
For guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Messila Residential

137 Park Road, London, NW8 7HT

T: 020 7586 6699 E regentspark@messilaresidential.com W: messilaresidential.com