



Abbey Lodge, Park Road,  
St Johns Wood, NW8

Asking Price £7,950,000, Leasehold

NAPIER WATT

T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF













## Description

A rare opportunity to purchase a beautifully presented six bedroom, six bathroom lateral apartment in this prestigious ported block. Set on the fourth floor (with lift), this spectacular apartment of approximately 3,690sq ft offers a generous master bedroom en-suite, a further five bedrooms all en-suite, a vast living room, separate dining room, eat-in kitchen, utility room and a guest WC. Located moments from Regents Park, this extraordinary apartment is perfect for families.

Westminster Council Band H. EPC Rating C.

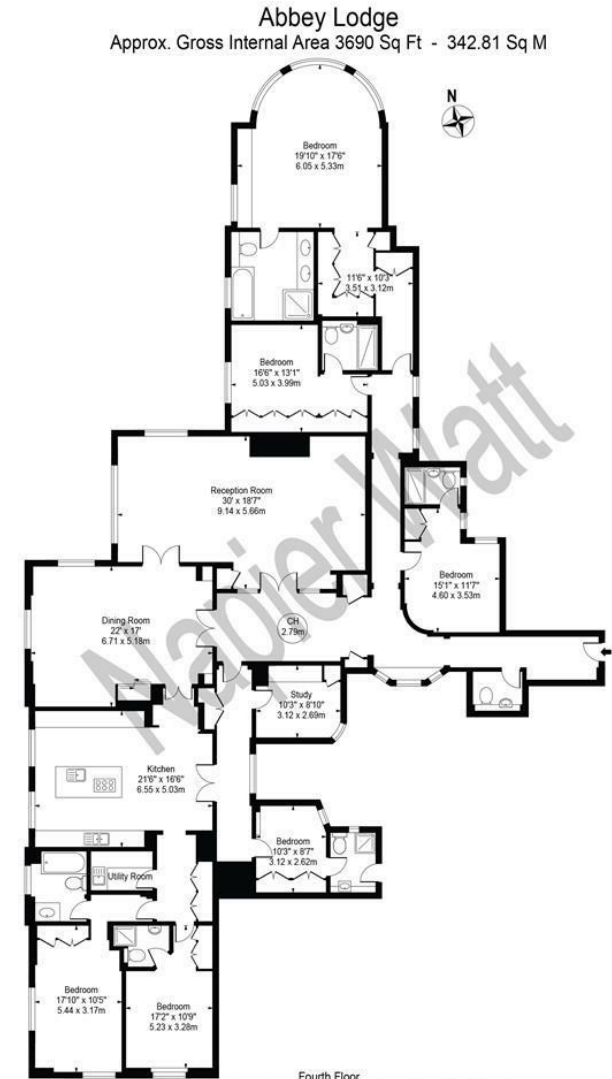
## Key Features

- AIR CONDITIONING
- COMMUNAL GARDENS
- STUDY
- UTILITY ROOM
- CONCIERGE
- PASSENGER LIFT
- 6 BEDROOM LATERAL APARTMENT

## Terms

Date : 15 December 2015

Term : From 5 July 2014 to 4 July 2139 ie 115 years.



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.