



Abbey Lodge, Park Road, St Johns Wood, NW8

Asking Price £5,999,950, Leasehold

NAPIER WATT

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## Description

Napier Watt are proud to present this remarkable five-bedroom, five bathroom apartment set in one of St John's Wood's most iconic buildings which provides direct access to Regent's Park via beautifully manicured communal gardens.

This property has been renovated to exacting standard throughout, with herringbone parquet flooring, air conditioning to every room, a separate kitchen with Miele appliances and stone countertops, with an inter connecting utility room. Every bedroom has a silk and velvet carpet, bespoke wardrobes, an en-suite shower/bathroom plus floor to-ceiling curtains. The property further benefits from Lutron LED Lighting and WIFI thermostatic controls for the central heating and Air Conditioning throughout.

Abbey Lodge forms part of the Crown Estate and is perfectly positioned less than half a mile from Lord's Cricket Ground, St John's Wood High Street and Baker Street station (Jubilee, Bakerloo, Metropolitan, Circle, and Hammersmith & City lines). The building benefits from a 24-hour porter service and first-come, first-served resident parking. EPC Rating C.

## Key Features

- NEWLY LUXURY REFURBISHED
- AIR CONDITIONING
- COMMUNAL GARDENS
- 24 HOUR PORTER
- FIRST COMES FIRST SERVED PARKING
- MINUTES WALK FROM REGENT'S PARK
- EASY ACCESS TO ST JOHNS WOOD
- MARYLEBONE & BAKER STREET CLOSE BY

## Terms

Leasehold - to be sold on long lease

Service Charge: £20,741 per annum. additional reserve fund contribution of £12,813 per annum.

## Abbey Lodge, Park Road, London NW8 7RJ

Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 256.59 SQ M / 2762 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA APPROX. 256.59 SQ M / 2762 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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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.