

Park Road
St Johns Wood, NW8

Leasehold
Guide Price of £5,500,000



A stunning newly reconfigured 2382 sq ft/221 sq m four bedroom apartment situated on the first floor of this highly regarded portered building with beautifully kept communal gardens, 24 hour portage and residents only parking.



58 | ACACIA ROAD | ST JOHNS WOOD | NW8 6AG
Tel: 020 3348 8000

RESCORP

18 Abbey Lodge, Park Road, NW8

Gross internal area (approx.)

221 Sq m (2382 Sq ft)

Staff Room

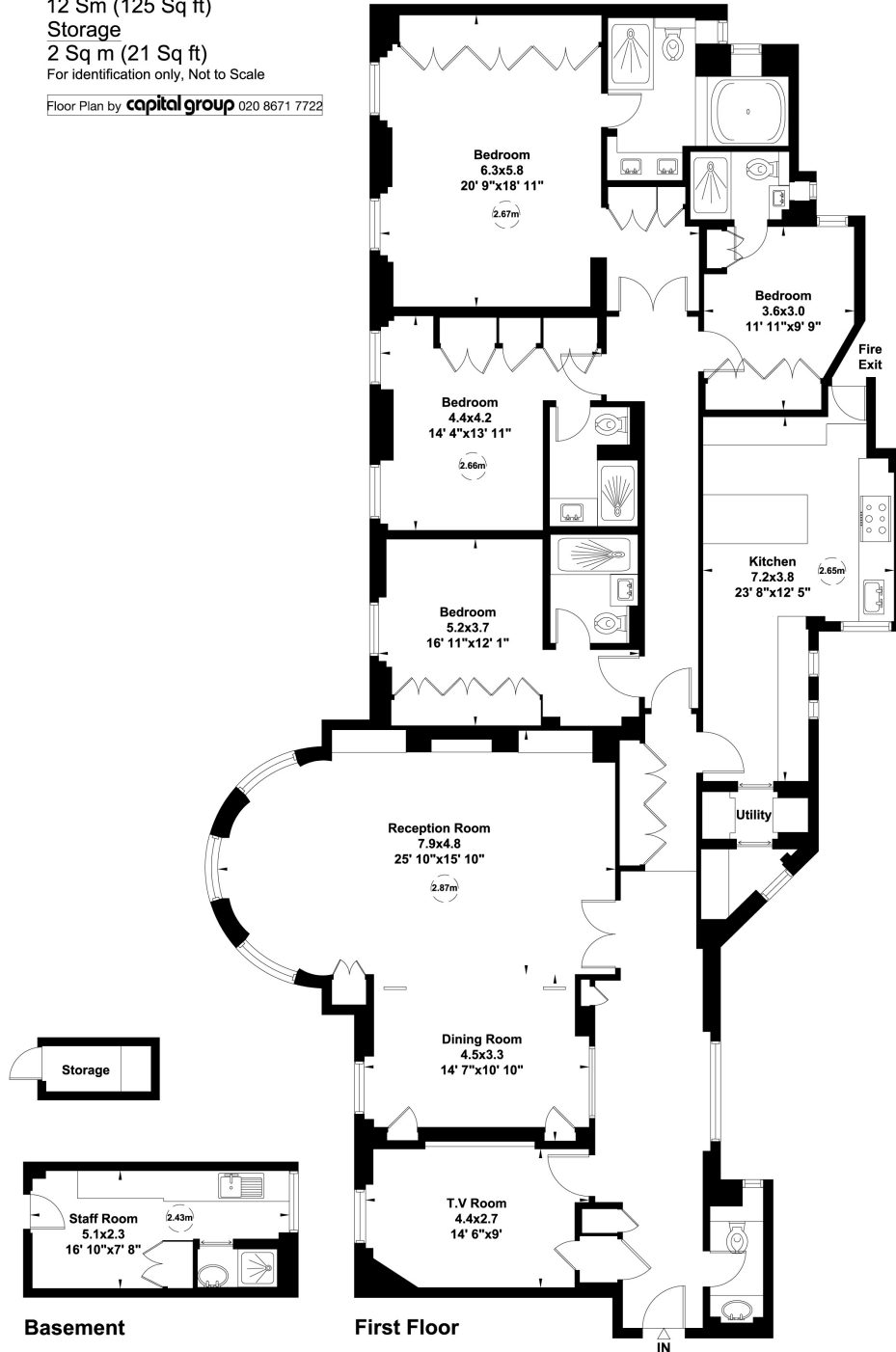
12 Sm (125 Sq ft)

Storage

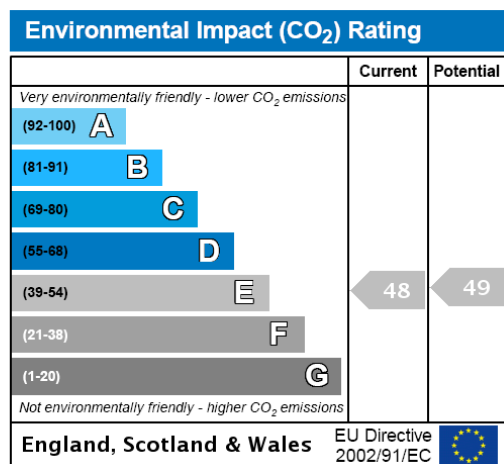
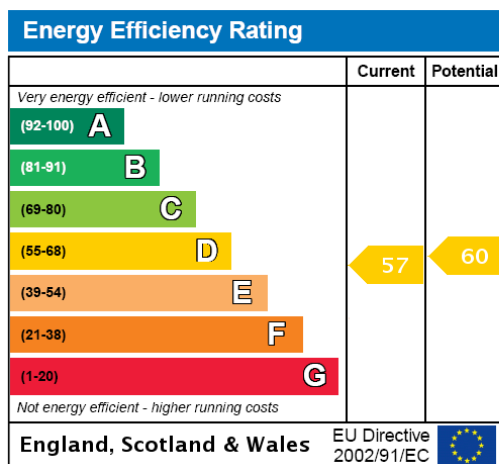
2 Sq m (21 Sq ft)

For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



A stunning apartment which has been refurbished to the highest specifications throughout. Spanning 2382 sq ft (221 sq m) the property comprises a double reception room, TV snug, eat-in kitchen, utility room, master suite, further three double bedrooms with en-suite bathrooms and a guest cloak room.

Features include high ceilings throughout, sash windows and views over the handsome communal gardens.

The property is one of 11 flats to benefit from a separate self-contained staff flat in the basement and also benefits from a storage room, air conditioning, 24 hour porters and residents only off street parking.

Abbey Lodge forms part of the Crown Estate and is conveniently located on the outer circle of Regents Park, just minutes from the amenities of both St John's Wood and Baker Street, including St John's Wood and Baker Street Underground Stations (Jubilee, Bakerloo, Circle, Hammersmith & City and Metropolitan Lines).

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