



## Abbey Road, London

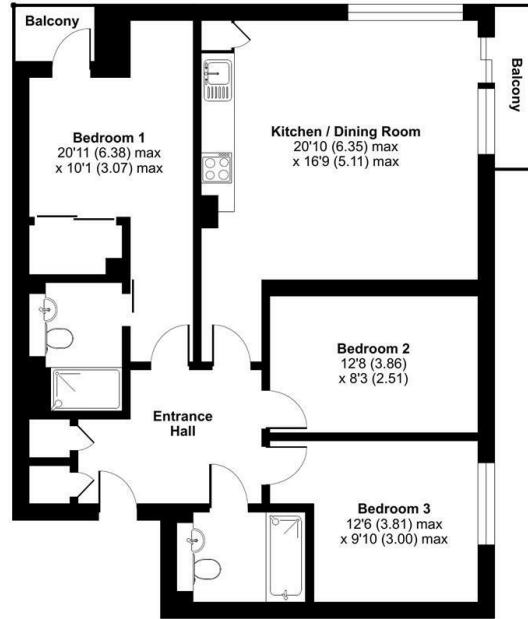
£650,000

- 894 sq. ft.
- 984 year Long Lease
- CHAIN FREE
- 3 Bedrooms
- Balcony
- Open Plan Living
- 2 Bathrooms/Ensuite
- Lift

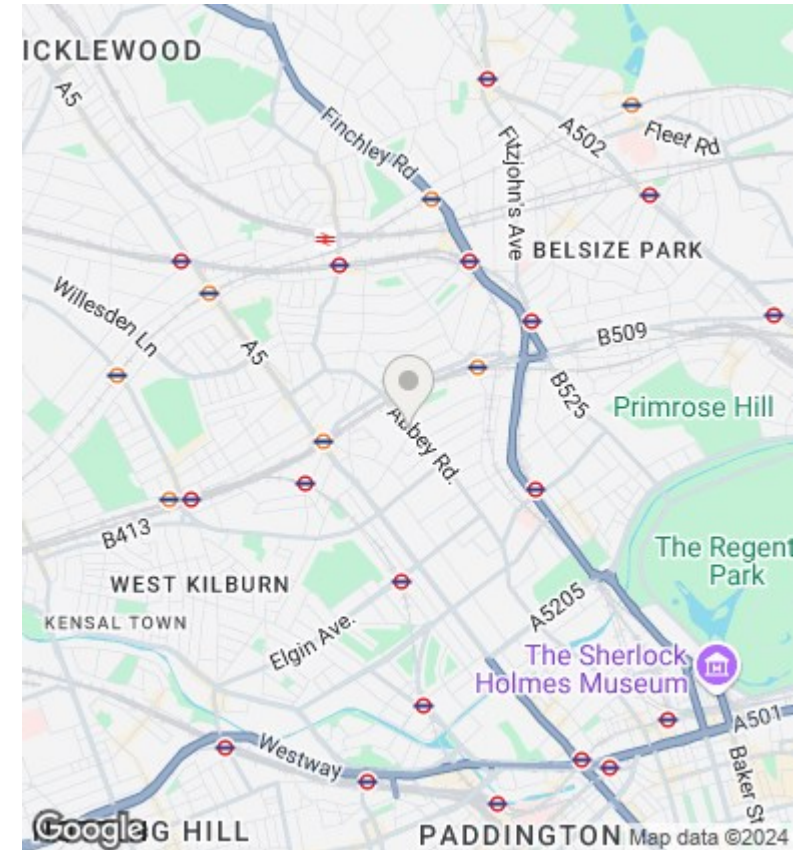


### Abbey Road, London, NW8

Approximate Area = 894 sq ft / 83.1 sq m  
For identification only - Not to scale



Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©rdchcom 2024.  
Produced for Charles Rowan Estates Ltd. REF: 1103888



### Directions

Abbey Road is ideally located for transport links being close to St John's Wood underground ( Jubilee Line ), Swiss Cottage ( Jubilee Line ) and Maida Vale ( Bakerloo Line ). The property is also a short stroll to the Boundary Road shops, bars, restaurants and the famous Abbey Road studios.

### Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

### Council Tax Band

F

### EPC Rating:

B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	