



Asking Price £599,950

TENURE : LEASEHOLD

Abbey Road, NW8

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

3 bed 2 bath Maisonette

Abbey Road

St Johns Wood

Private Garden

Kilburn Park

**St Johns Wood and South
Hampstead stations are all
nearby.**

Metropole Properties
33 Southwick Street, London, W2 1JQ
sales@metropoleproperty.com | 02072625844
Website: metropoleproperty.com

METROPOLE
PROPERTIES

Metropole Properties are pleased to offer for sale this 3 bedroom, 2 bathroom garden maisonette situated in a well maintained ex local authority block just off St John's Wood's sought after Abbey Road.

This bright and spacious apartment comprises of two double, one single bedrooms, bathroom, shower room, a large kitchen with dining area, and a spacious reception room with access to a beautiful and private rear garden. .

Ideally located within close proximity to local amenities, restaurants and shopping facilities to St John's Wood, West Hampstead and Swiss Cottage, this valuable apartment is situated in a sought after location, boasts big potential and would suit some modernisation.

Kilburn Park, St Johns Wood and South Hampstead stations are all nearby.

This would be an Ideal family home, Buy-to-let or investment property. Early viewing is recommended!

Tenure: Leasehold 91 years remaining approx

Council Tax Band C - Camden £1689.03 approx

1. AML regulations:

Intending purchasers will be asked to produce identification documentation at a later stage.

2. General:

While we endeavor to make our sales particulars accurate, fair, and reliable, these are only a description and general guide to the property. Kindly contact our office should you require further details or clarification before requesting a viewing and we will be pleased to check the position for you.

3. Particulars:

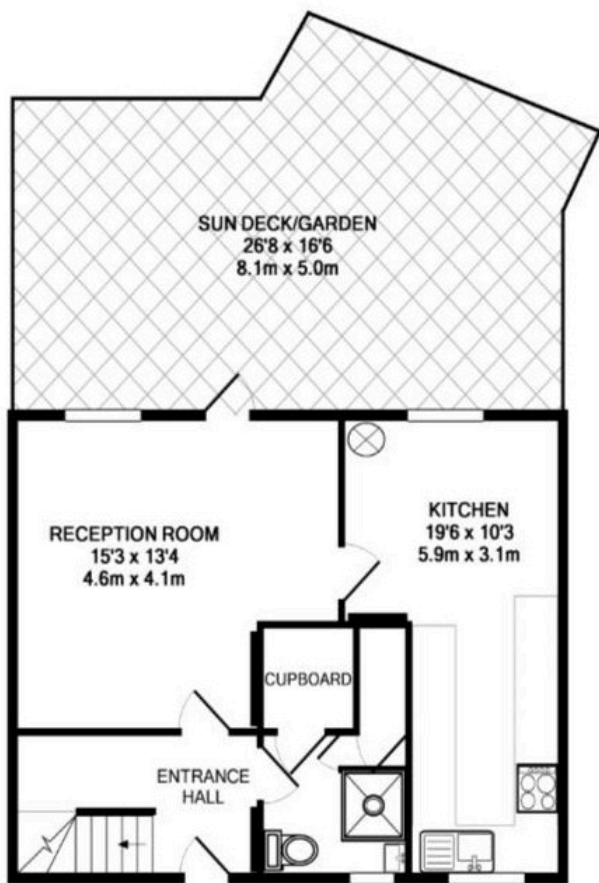
These particulars are issued in good faith. However, Particulars do not constitute representations of fact and do not form part of any offer or sale contract. The matters referred to in the particulars should be independently verified by prospective buyers.

4. Measurements:

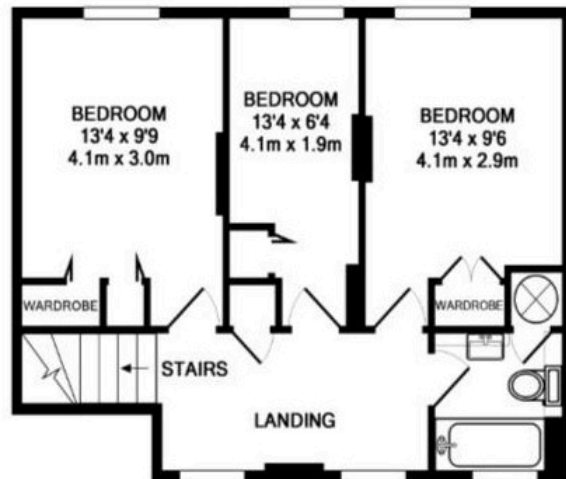
The measurements indicated in the description and on the floor plans are supplied for guidance only and as such must be considered incorrect.

5. Services:

Please note that we have not tested the services or any of the appliances in this property. Therefore, we strongly advise prospective buyers to conduct their own surveys or service reports before finalizing their purchase.



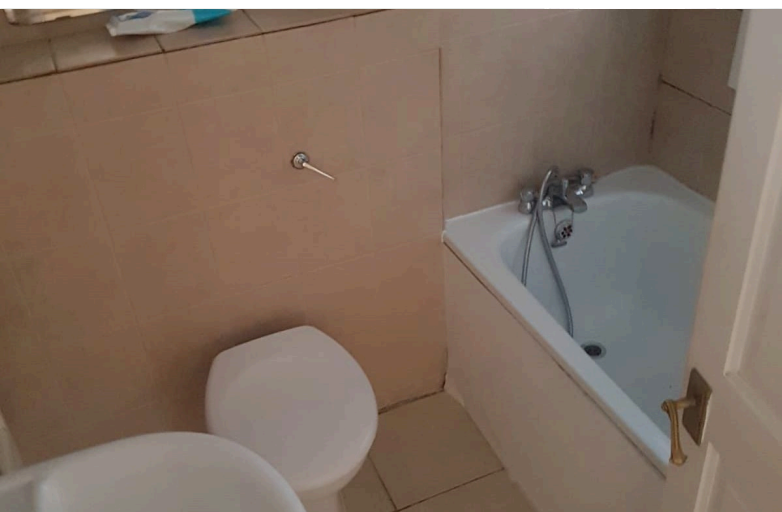
GROUND FLOOR
APPROX. FLOOR
AREA 45.9 SQ.M.
(494 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 43.6 SQ.M.
(469 SQ.FT.)

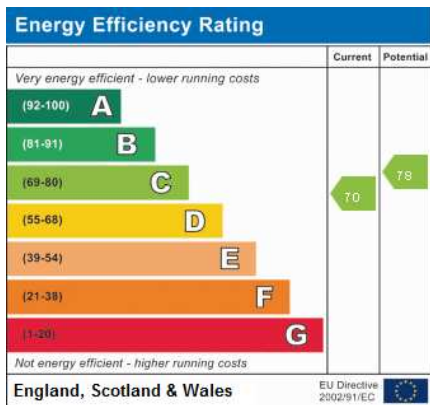
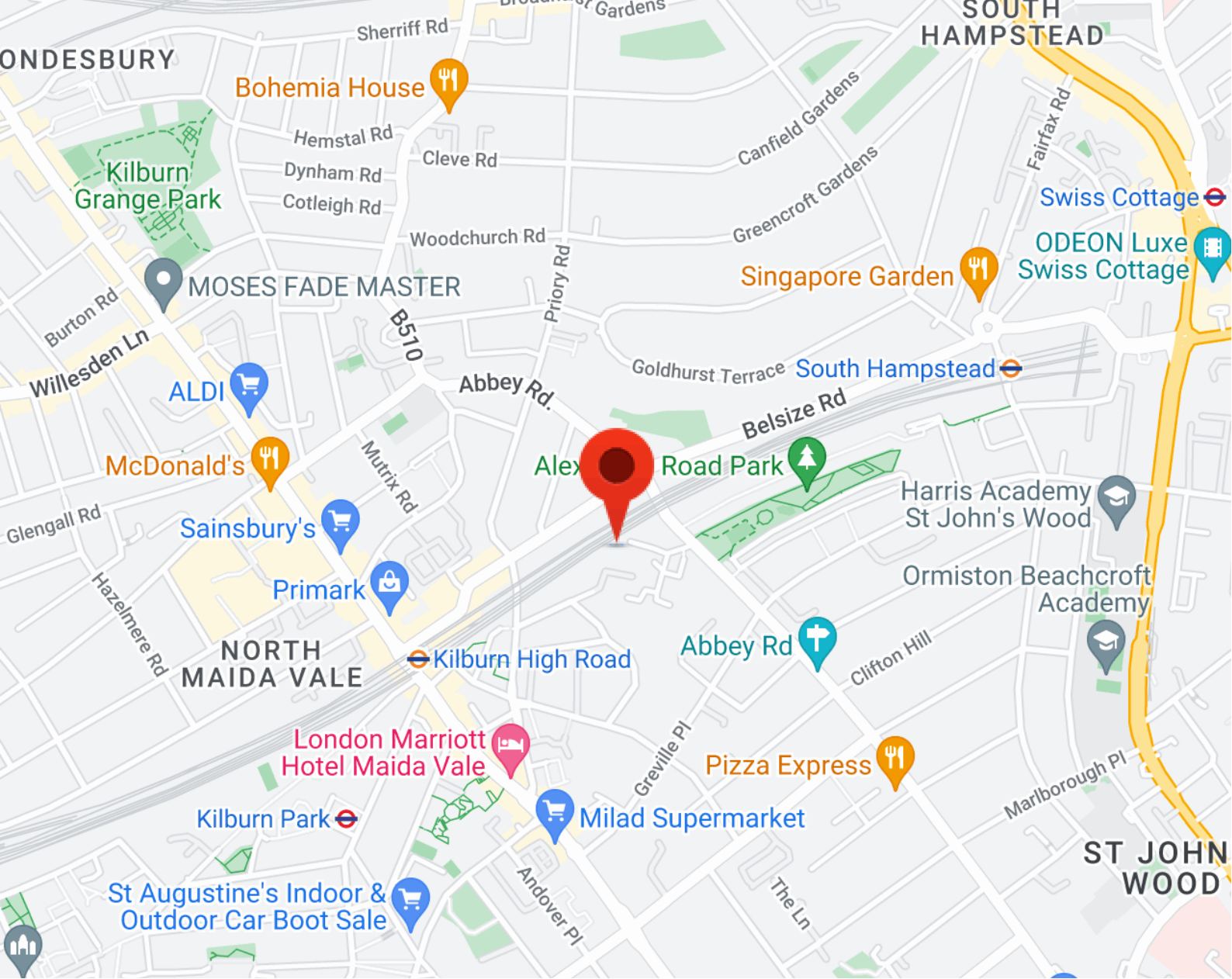
TOTAL APPROX. FLOOR AREA 89.5 SQ.M. (963 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2007



Metropole Properties
33 Southwick Street, London, W2 1JQ
sales@metropoleproperty.com | 02072625844
Website: metropoleproperty.com

METROPOLE
PROPERTIES



Metropole Properties
 33 Southwick Street, London, W2 1JQ
 sales@metropoleproperty.com | 02072625844
 Website: metropoleproperty.com

METROPOLE
PROPERTIES