

ASTONCHASE

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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



MANOR APARTMENTS
40-42 ABBEY ROAD
ST JOHN'S WOOD, NW8

LEASEHOLD 999 YEARS
ASKING PRICE
£1,650,000
SUBJECT TO CONTRACT

PRINCIPLE AGENT

A meticulously refurbished and beautifully appointed three bedroom apartment (97 sq m/1,041 sq ft) set within this distinguished mansion building. Having undergone a comprehensive refurbishment programme, the property features contemporary living space, an exquisite bespoke kitchen, luxury bedrooms and indulgent bathrooms. There is also the latest state-of-the-art 'smart home technology' including full audio visual integration. Furthermore, this classic luxury apartment building has been restored to the highest possible standards including the internal common areas, a new passenger and landscaping of the exterior.

This prestigious development is located in this prime Central London location brought to worldwide prominence by the 1969 Beatles Album, Abbey Road just minutes from the haute couture boutiques, quirky independent shops and thriving cafes bars and restaurants of St John's Wood and the surrounding areas. Both St John's Wood (Jubilee Line) and Maida Vale (Bakerloo Line) Underground Stations lie within minutes whilst a gentle stroll finds you in the open spaces of Regent's Park.



ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom
- Two Further Bedrooms (One with En-Suite Bathroom)
- Family Bathroom
- Reception/Dining Room
- Fully Fitted Kitchen

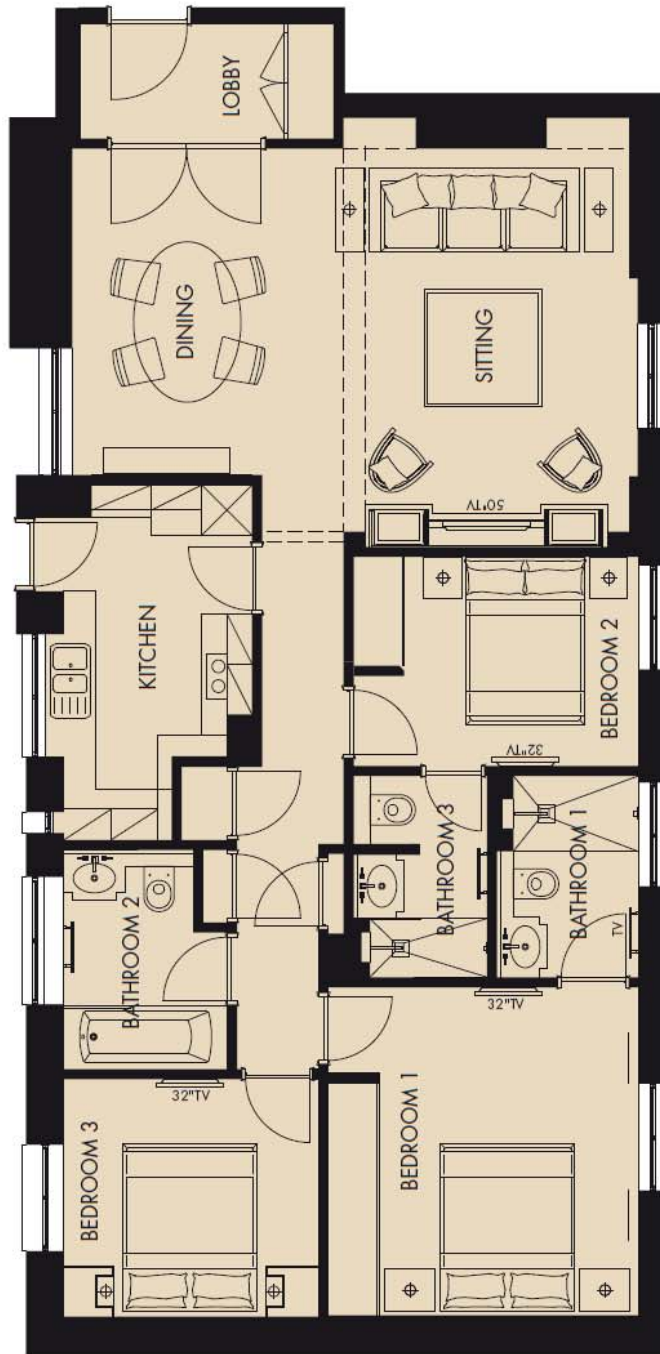
AMENITIES

- Lutron Rania Dimmable Lighting to Bedrooms & Bathrooms
- Rako Light System to Sitting Room
- Dining Room & Kitchen with Scene Setting Controls
- Wide Angle Ceiling Speakers in all Bedrooms
- Bathrooms & Kitchens
- Audio
- Visual & Rako Lighting System Controlled via IPAD/ITOUCH
- All Bathrooms Feature Under Floor Heating
- Neff Kitchen Appliance & Miele Fridge Freezer

COUNCIL TAX	Westminster (Band F)
EPC RATING:	C

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.



3 BEDROOM APARTMENT

Apartment 02 Ground Floor Total area 1041 sq ft 96.71 sq m