

## ABBEY HOUSE, 1A ABBEY ROAD ST JOHNS WOOD, LONDON, NW8 9BT

We are delighted to offer to the market a superb two double bedroom apartment in this extremely popular portered building. Located on the famous "ABBEY ROAD". This attractive flat is in good condition throughout, the two well proportioned bedrooms each have fitted wardrobes, there is a modern fitted kitchen and bathroom and a lounge with wood floor. Offering over 660 sq ft the flat is superbly located within 0.2 miles of the Jubilee Line service at St Johns Wood and the cafes, restaurants of St Johns Wood High Street. Viewings are highly recommended. Call now to book a viewing.



**£699,950 Long Lease**



Lettings - t. 020 7328 4444

Sales - t. 020 7328 4448

f. 020 7209 3914

e. [info@m-l.co.uk](mailto:info@m-l.co.uk)

w. [www.m-l.co.uk](http://www.m-l.co.uk)





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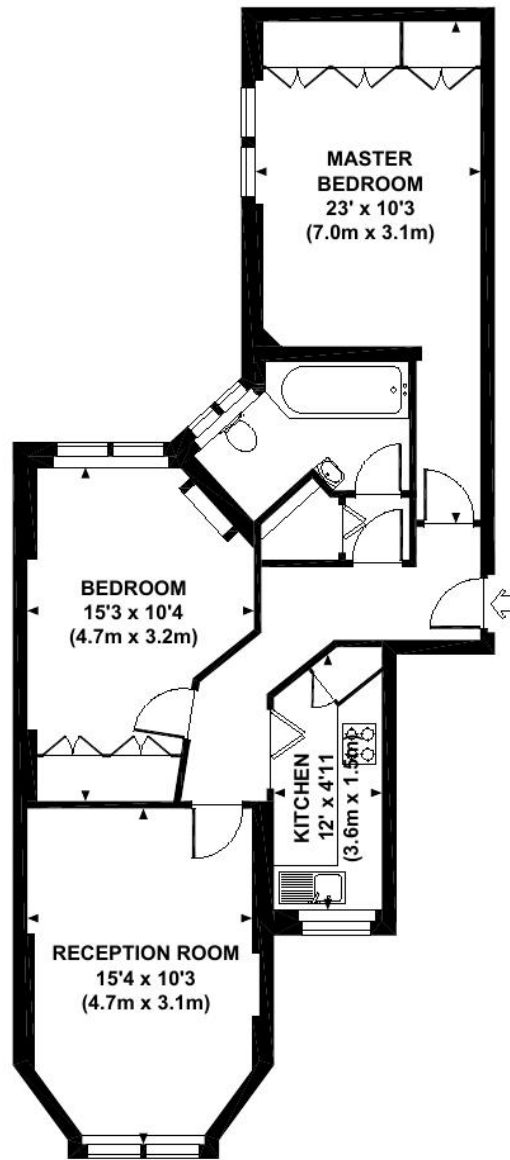


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**ABBNEY HOUSE, ABBNEY ROAD, NW8**

Approx. gross internal area  
668 Sq Ft. / 62.1 Sq M.  
Representation of current layout.  
Not to scale.



**GROUND FLOOR**

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MICHAEL LEONARD ESTATES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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