





“ Located on Abbey Road, this property enjoys an unbeatable position opposite the world-famous EMI recording studios and the iconic Beatles zebra crossing. ”

This spacious and beautifully presented two-bedroom lateral apartment is situated on the second floor of a unique landmark development within a restored Grade II Listed church on the renowned Abbey Road in St John's Wood.

With direct views of the iconic Abbey Road Studios, this exceptional home offers a blend of historical charm and modern luxury, making it ideal as a permanent London residence, a pied-à-terre, or a rental

investment. The property features a principal bedroom with an en suite shower room, along with an additional double bedroom and a family bathroom.

The open-plan kitchen/reception room has vaulted ceilings creating a bright and inviting living space. Additional benefits include a secure, dedicated parking space, gated access to the development, and ample storage.





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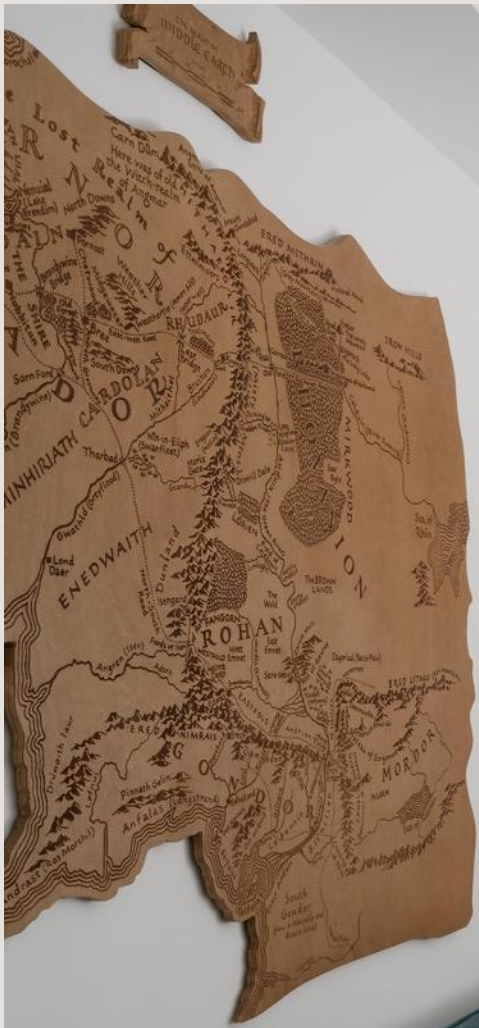
The area is rich in history, with St John's Wood being one of London's most desirable residential neighbourhoods. Known for its leafy streets, period architecture, and cultural significance, Abbey Road is a highly sought-after address.

The apartment is within walking distance of several key attractions and amenities. St John's Wood High Street, with its boutique shops, cafés, and restaurants, is just a short stroll away, as is St John's Wood Underground Station (Jubilee Line), providing excellent transport links to central London.

Additionally, Lords Cricket Ground and Regent's Park are both nearby, offering excellent recreational options.











Abbey Road NW8

£1,200,000

LEASHOLD 109 YEARS REMAINING
SERVICE CHARGE - £TBC
GROUND RENT £250
COUNCIL TAX BAND C
EPC RATING TBC

- Two bedrooms
- Two bathrooms
- Lift
- Iconic location
- Private gated parking
- Vaulted ceiling
- Close to Regents Park
- Close to Little Venice
- Close to St Johns Wood High Street


0207 867 3999

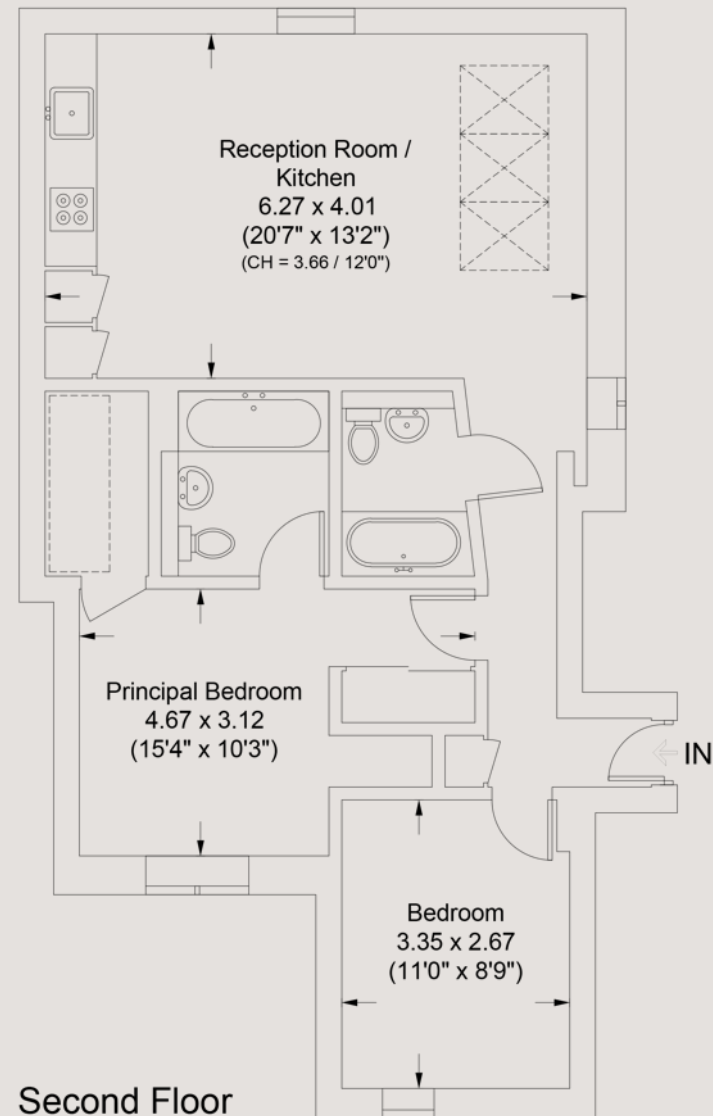
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Beautiful homes, by design

Abbey Road, NW8

 = Reduced head height below 1.5m



Second Floor

Approx Gross Internal Area
Limited Use Area

715 Sq Ft - 66.4 Sq M
26 Sq Ft - 2.4 Sq M

For Illustration Purposes Only - Not To Scale

Every attempt has been made to ensure the accuracy of this floor plan however measurements are approximate and for illustration purposes only.

Measured in accordance with the RICS code of measuring practice. Not to scale.