



Abbey Lodge NW8

St John's Wood

£4,950,000



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### St John's Wood

Elegant apartment set within Abbey Lodge.

This first floor apartment was meticulously interior designed by Dorian & Coppel and finished to high standards, offering 2,362 sq ft of living space.

Accommodation includes a stunning double reception room with bespoke built-in bar, ideal for entertaining, separate fully fitted breakfast kitchen with Gaggenau appliances, luxurious principal suite with walk-in wardrobe and an opulent ensuite bathroom, two further double bedrooms, each with ensuite bathrooms.

There is also a versatile fourth room connected to the reception, suitable for use as an occasional bedroom or study, and a guest WC. Additional features include air conditioning and a SONOS sound system.

Abbey Lodge is a sought after mansion block enviably positioned on the cusp Regent's Park, moments from the amenities of St John's Wood and Marylebone.

A rare opportunity to acquire a beautifully appointed home in a prime London location.

Council Tax band: H

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Air Conditioning
- Porter
- Parking

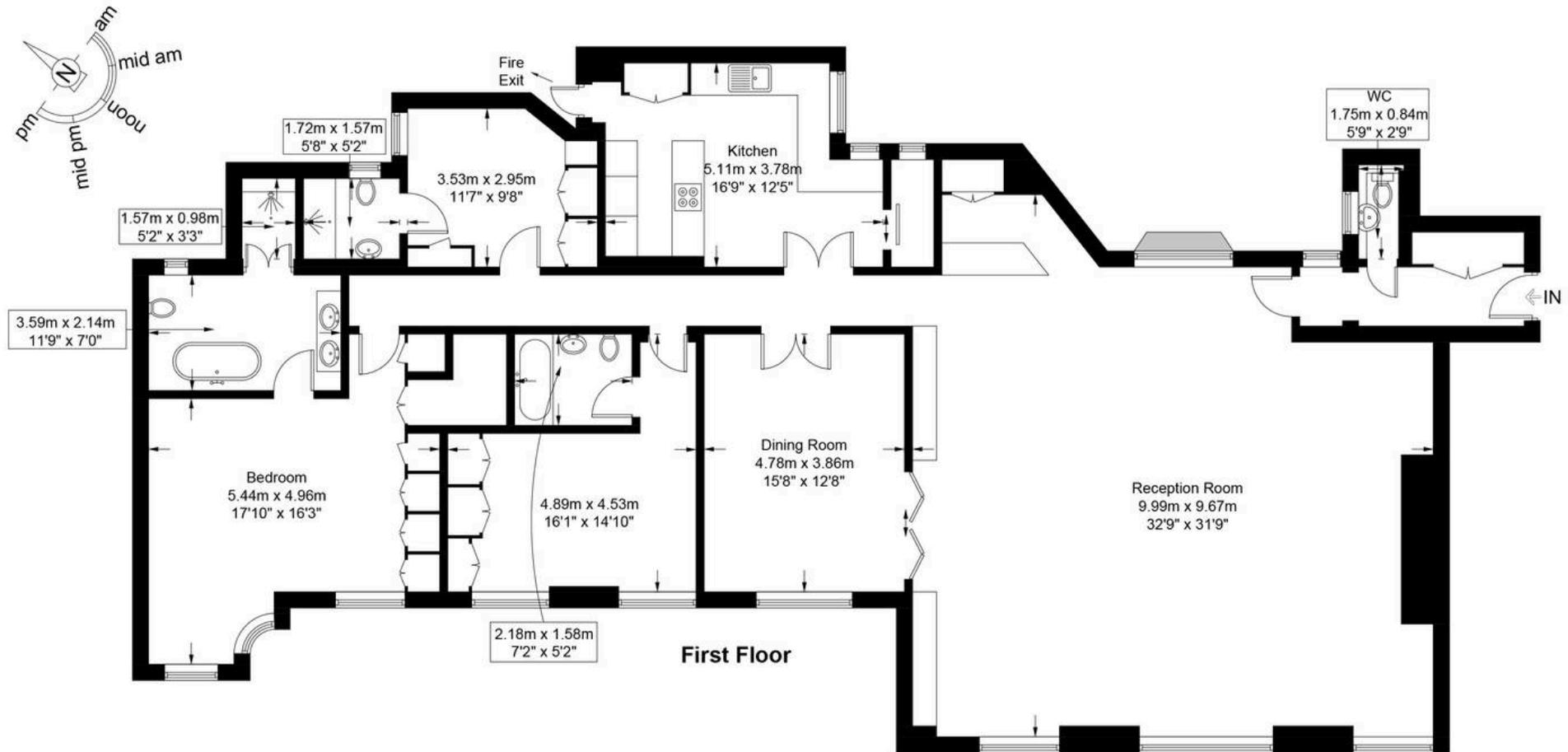






# Abbey Lodge, NW8

Approximate Gross Internal Area = 2362 sq ft / 219.4 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



# LREO

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