



Abbey Lodge NW8
St John's Wood

£5,950,000



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Stunning four bedroom apartment with contemporary elegance in Abbey Lodge.

This beautifully reimagined four bedroom, four bathroom apartment spans an impressive 2,430 sq ft.

Designed with a sleek contemporary aesthetic, the home showcases premium European oak flooring, high ceilings, and exquisite Italian marble finishes. The entire property is put together with bespoke joinery, quartzite countertops, and Gaggenau and Miele appliances highlighted with refined brass detailing. The apartment also benefits from underfloor heating, Lutron lighting, concealed air conditioning and electric blinds.

Abbey Lodge is prestigious Crown Estate property that enjoys a prime location on the edge of Regent's Park, offering easy access to the vibrant amenities of Baker Street, St John's Wood, and Marylebone High Street.

Residents benefit from a Porter, off-street parking, an external store room, and access to beautifully landscaped communal gardens.

Council Tax band: H

Tenure: Leasehold

EPC Energy Efficiency Rating: C

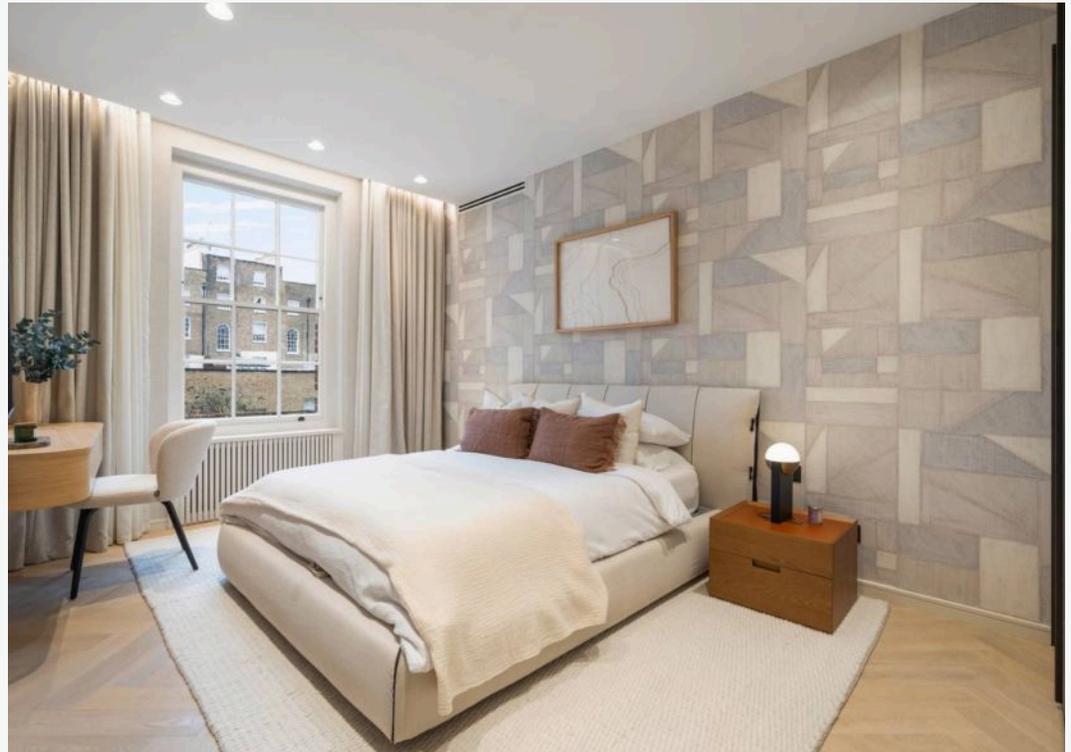
EPC Environmental Impact Rating: C

- Air Conditioning
- Porter
- Communal Gardens
- Residents Parking
- External Store Room



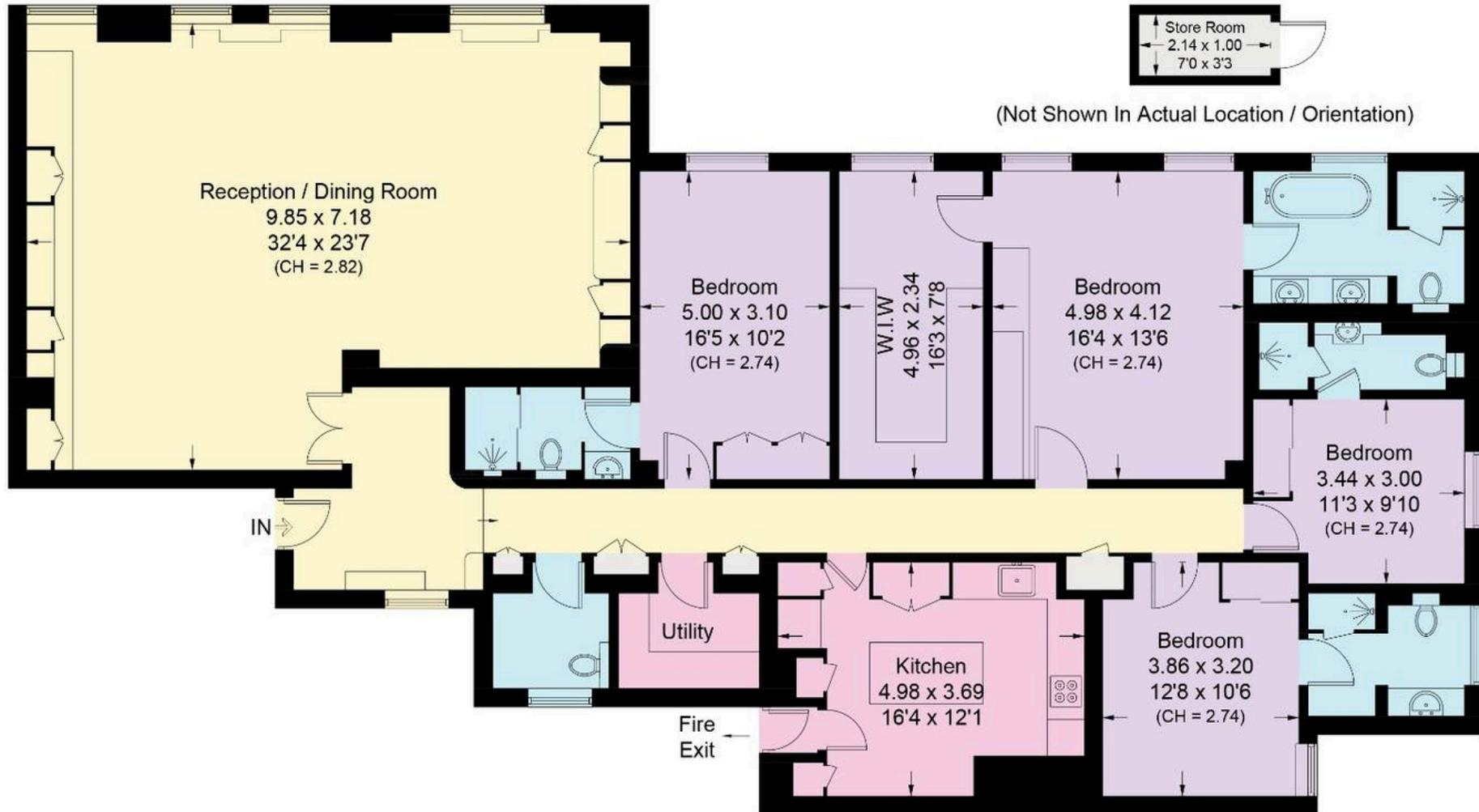






Abbey Lodge, NW8

Approximate Area = 223.4 sq m / 2405 sq ft
Store Room = 2.3 sq m / 25 sq ft
Total = 225.7 sq m / 2430 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)



First Floor

Approximate Area = 223.4 sq m / 2405 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

LREO

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