

Abbey Gardens, St John's Wood NW8



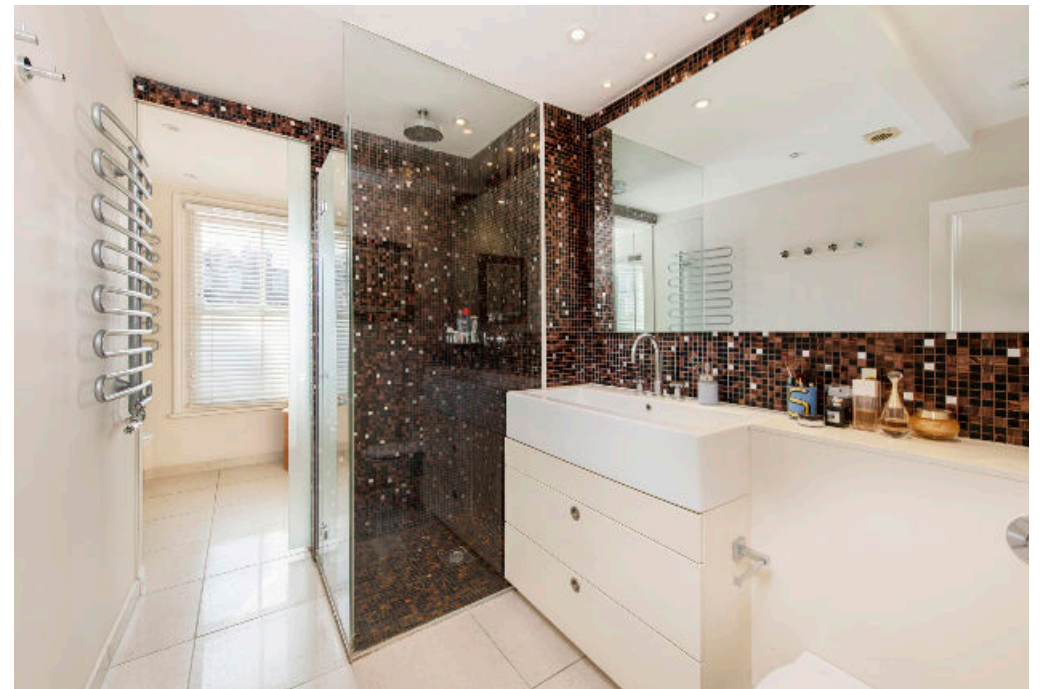


This fantastic family home is arranged over four floors and offers approximately 1858 sq ft of internal accommodation.

There is a large kitchen that opens onto a dining room, a grand reception room, four sizeable bedrooms, four bathrooms, a utility room, perfect home-office space and a private patio.



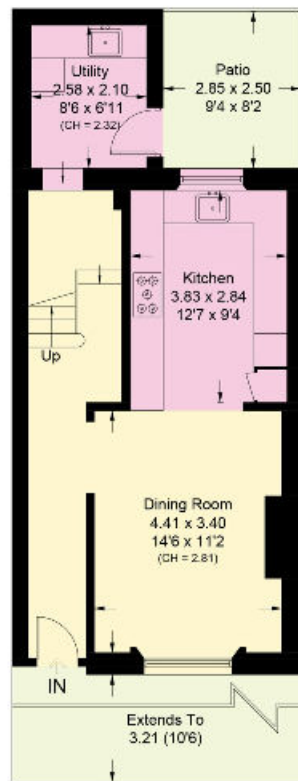
Abbey Gardens is located on the West side of St Johns Wood, next to Violet Hill Gardens. St Johns Wood High Street and underground station (Jubilee Line) and The American School are both close by.



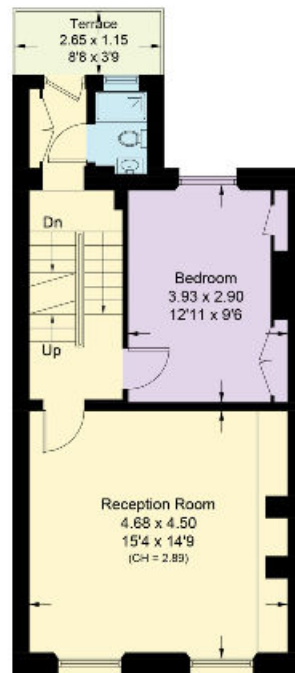


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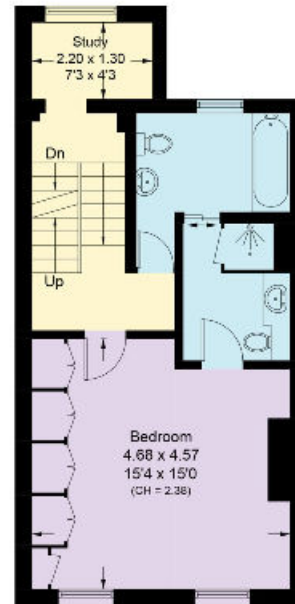
Approximate Area = 172.6 sq m / 1858 sq ft
Including Limited Use Area (2.2 sq m / 24 sq ft)



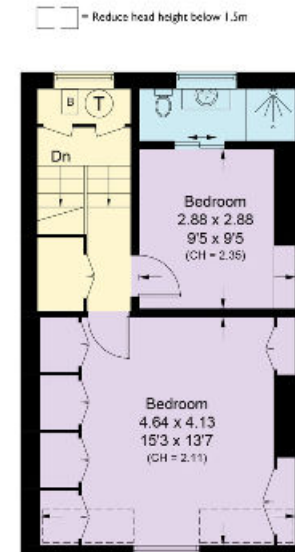
Ground Floor
Approximate Area
45.7 sq m / 492 sq ft



First Floor
Approximate Area
43.8 sq m / 471 sq ft



Second Floor
Approximate Area
44.3 sq m / 477 sq ft



Third Floor
Approximate Area
38.8 sq m / 418 sq ft
Including Limited Use Area
(2.2 sq m / 24 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.

Knight Frank
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We would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2020. Photographs and videos dated September 2020.

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