



**Abbey Road, London, NW6**

**£675,000**



## Abbey Road, London, NW6

A charming and beautifully presented two double bedroom, two bathroom raised ground floor apartment, boasting a stunning kitchen/reception room with grand ceiling heights in excess of 3 metres and direct access to a delightful rear terrace.

Perfect as a first-time purchase or pied-à-terre, this well-located home offers a generous principal bedroom with en-suite, alongside a second double bedroom — both opening onto the private terrace. Additional highlights include a fully fitted modern kitchen, ample storage throughout, and impressive natural light enhanced by the exceptional ceiling height.

We have been advised of the following:

Lease - Circa 955 years remaining  
Service charge - Circa £2000 per annum  
Ground rent - £150 per annum

Situated on the world-renowned Abbey Road, the apartment is ideally positioned between West Hampstead and St John's Wood, placing an array of boutique shops, cafés, restaurants, and excellent transport links within easy reach.

### Features

- Charming & Beautifully Presented
- Two Double Bedrooms
- Delightful Rear Terrace
- Grand 3 Metre Ceiling Heights
- Stunning Open Plan Kitchen/Reception
- Perfect First Time Purchase Or Pied-à-terre
- Impressive Natural Light
- Two Bathrooms
- Circa 995 Years Remaining On Lease

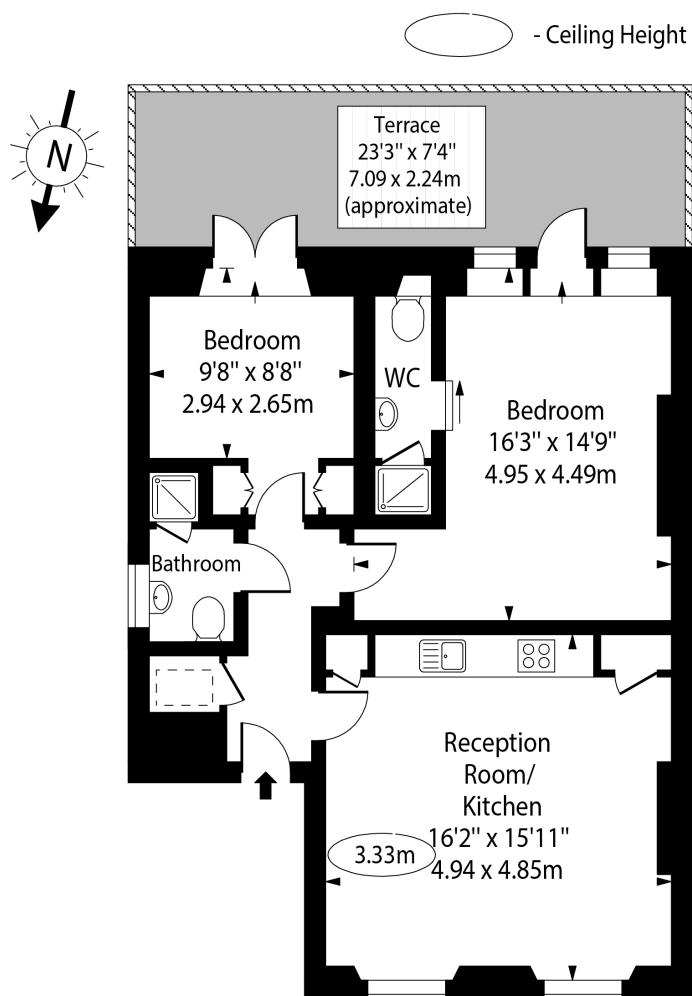






Abbey Road, London,  
NW6

## Abbey Road, NW6



Raised Ground Floor

Approx Gross Internal Area 687 Sq Ft - 63.80 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.53759

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.