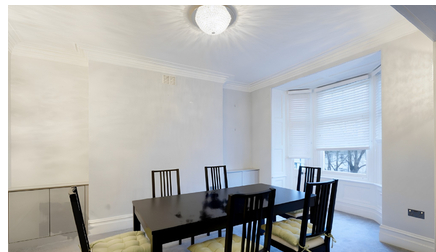




**KUBIE GOLD**  
ASSOCIATES

## **ABBAY COURT ABBEY ROAD NW8**



- THREE BED TWO BATHROOMS
- UNDER FLOOR HEATING
- LARGE RECEPTION

- FAMOUS ABBEY ROAD
- SEPARATE EAT IN KITCHEN
- AVAILABLE IMMEDIATELY

**£865 per week**

**SALES, LETTINGS & PROPERTY MANAGEMENT**

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

Email: [info@kubie-gold.co.uk](mailto:info@kubie-gold.co.uk) Website: [www.kubie-gold.co.uk](http://www.kubie-gold.co.uk)

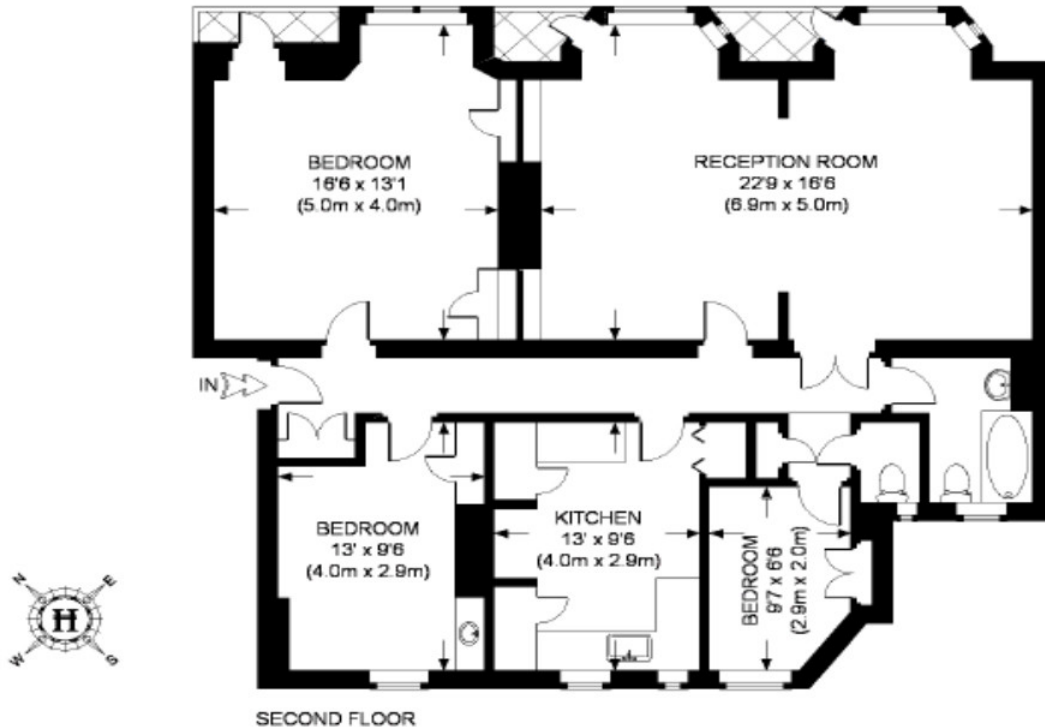
Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd  
Company Registration No. 7271501 registered in England and Wales



## Abbey Court Abbey Road, NW8

A spacious three bedroom apartment along the famous Abbey Road which is ideally located for St John's Wood High Street and Tube Station (Jubilee Line). The accommodation comprises of two spacious double bedrooms with fitted storage and an additional single bedroom which can be utilised as a study. Further benefits include a large reception and dining room with fully fitted modern kitchen with breakfast bar, a family bathroom and a separate WC. The property will be ideally suited for a small family or professionals looking for an easy commute into central London. The property has been refurbished to a high standard with modern features including under floor heating throughout, fitted USB sockets to the bedrooms and living room and LED lighting in the kitchen. The property has to be viewed to be fully appreciated. Available immediately.

### ABBEY COURT, ABBEY ROAD



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA =  
TOTAL = 1097 SQ. FT. (101.9 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door

### Local Authority:

Westminster

### Tax Band:

Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

