Abercorn Place, St John's Wood, London, NW8



258 SQ. FT.

1 Bedroom

1 Bathroom

A bright and well proportioned studio apartment (258 sq ft / 24 sq m) situated on the third floor, with lift, of this well maintained and popular portered residential building on Abercorn Place, St John's Wood.

The apartment is presented in good decorative condition throughout and comprises a spacious studio room with excellent natural light, a separate kitchen and shower room. The well-planned accommodation provides a comfortable and practical living space, ideally suited to a single occupant or as a London pied-à-terre.

29 Abercorn Place is a well regarded residential building with a dedicated porter, three passenger lifts and attractive communal areas. The entrance lobby has recently been refurbished and residents also benefit from a well maintained communal garden.

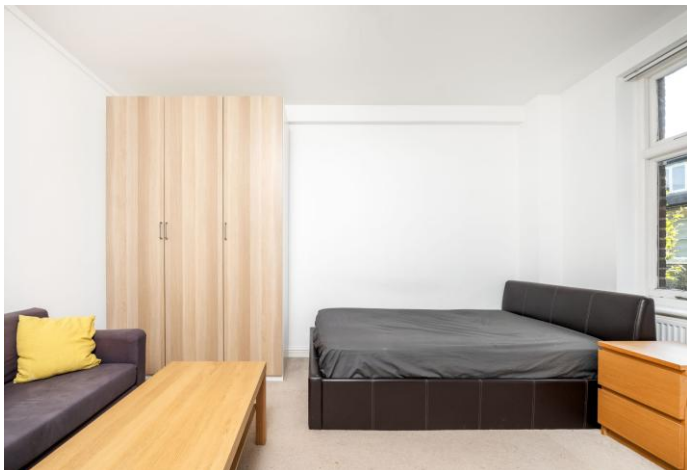
The property is conveniently located for the wide range of cafés, restaurants, shops and everyday amenities available on St John's Wood High Street. Regent's Park and Primrose Hill are also within easy reach. St John's Wood Underground Station is less than a 10-minute walk away, providing direct access via the Jubilee Line to Baker Street, Bond Street, Westminster and Canary Wharf. There are also numerous local bus routes providing easy access to surrounding areas and Central London.

Asking Price £300,000

Leasehold - 91 years remaining approx.





















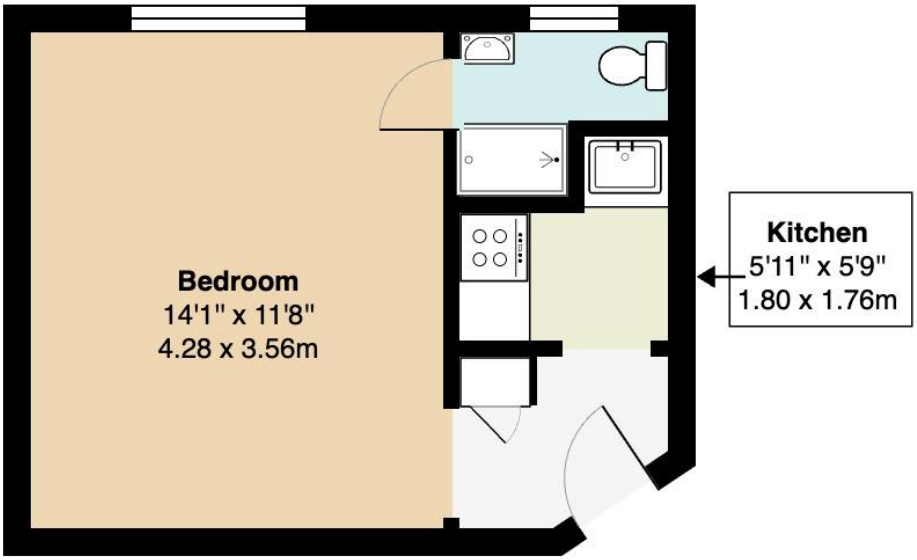








- Service Charge £2,586.32 per annum
- Council Tax Band C
- Studio Apartment
- Third Floor
- 258 sq ft / 24sq m
- Porterage
- Passenger lift
- Service charge £2586pa
- Reserve fund £720.72pa
- Ground rent £250pa
- Westminster Council Tax Band C



3rd Floor

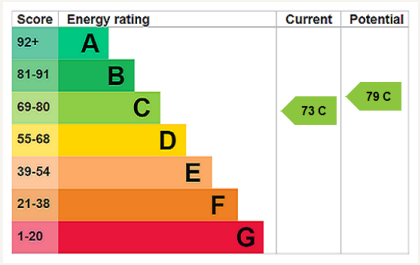
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Gross Internal Area : 258 sq ft / 24.0 sq m

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

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IMPORTANT:
We would inform prospective purchasers that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.