# Langford Court
# 22 Abbey Road
# London, NW8




450 SQ. FT.

1 Bedroom

1 Bathroom

A recently refurbished one bedroom apartment (450 sq ft / 42 sq m) situated on the second floor of this popular portered building on the corner of Langford Place and Abbey Road. Accommodation comprises one double bedroom, modern bathroom, large reception and separate modern kitchen.

Langford Court benefits from a passenger lift and is located within close proximity of St Johns Wood underground station (Jubilee line) and St John's Wood High Street with its cafés, restaurants and boutique shops as well as the famous Abbey Road.

Service charge £4,116 per annum approx. In addition reserve fund £1,012

## Asking Price £475,000

Leasehold 140 years remaining approx.







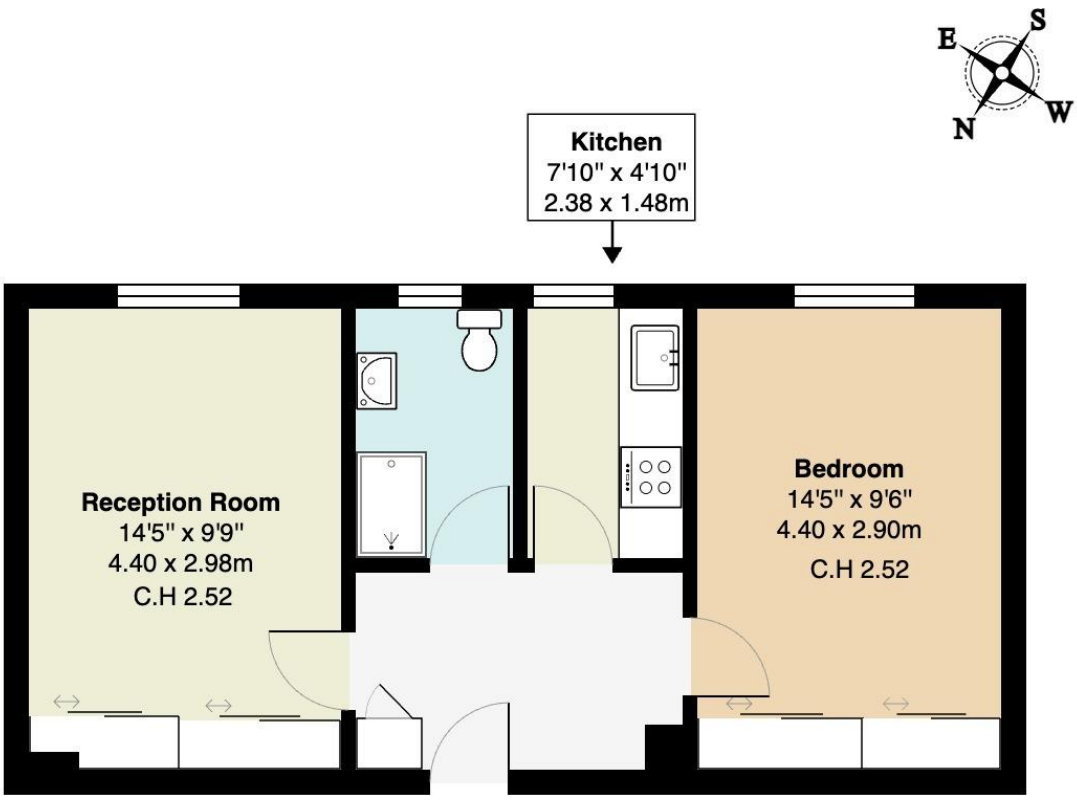

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**2nd Floor**

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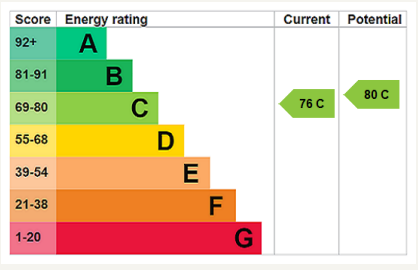
Gross Internal Area : 450 sq ft / 41.8 sq m

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

- Service Charge £4,116 per annum
- Council Tax Band C
- Reserve fund £1,012 per annum
- One double bedroom
- 450 sq ft / 42 sq m
- Second Floor
- Porterage
- Excellent condition
- Excellent location
- Long leasehold remaining 140 years approx

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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.