

Abbey Road

St John's Wood, NW8



**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Grade II listed three bedroom family home with extensive garden and off street parking for two cars.

A period semi-detached Grade II listed home with landscaped gardens and off-street parking for two cars. Abbey Road is located within close proximity to the American School in London (ASL) and within easy reach of St John's Wood.



4 RECEPTION ROOMS



3 BEDROOMS



3 BATHROOMS



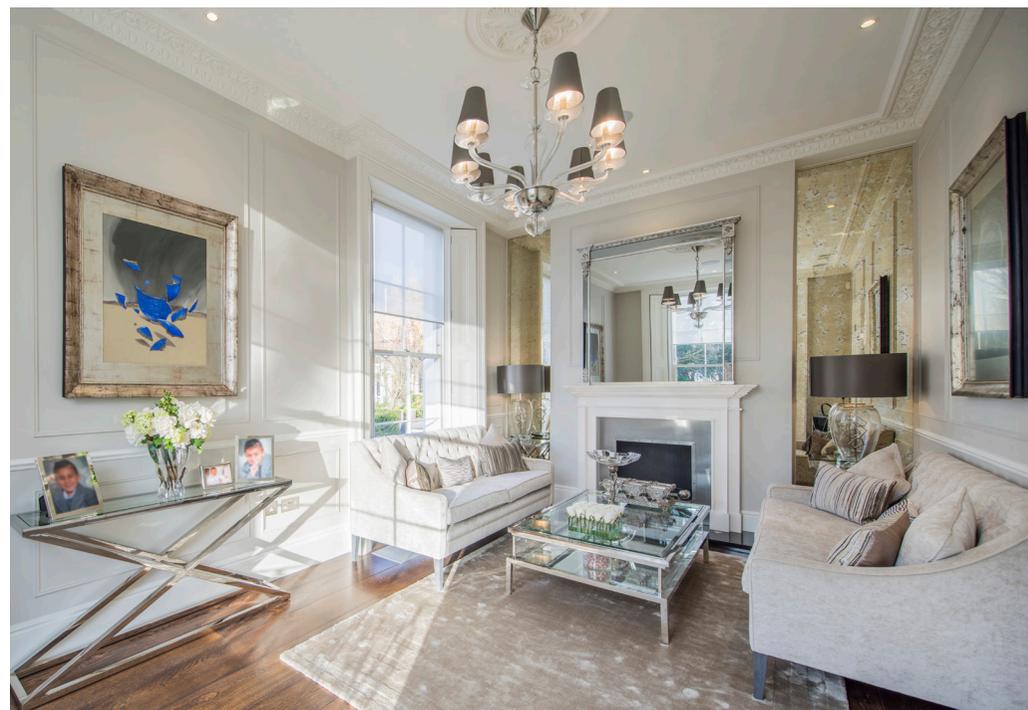
FREEHOLD



2,402 SQ FT



**GUIDE PRICE
£4,350,000**



The property

A substantial three-bedroom semi-detached family home (223.2 sq m/2,402 sq ft) presented in excellent condition throughout. This Grade II listed home provides spacious entertaining areas including an open plan kitchen, breakfast and living room opening directly onto the landscaped gardens and the added benefit of off-street parking for two cars.

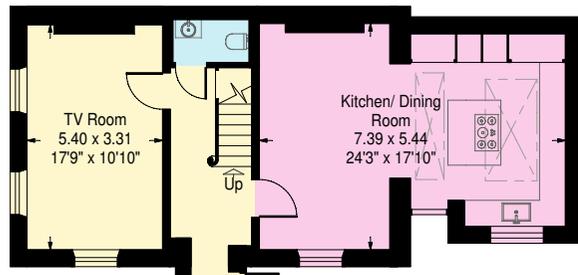
Location

Abbey Road is enviably located within close proximity to the American School in London (ASL) and within easy reach of St John's Wood fashionable shops, restaurants and nearby transport links including St John's Wood Underground station (Jubilee Line) and Maida Vale Underground station (Bakerloo Line).

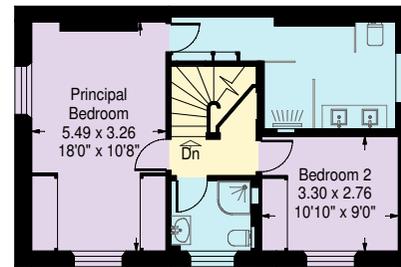




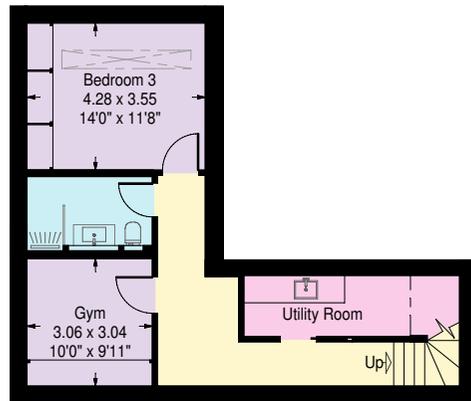




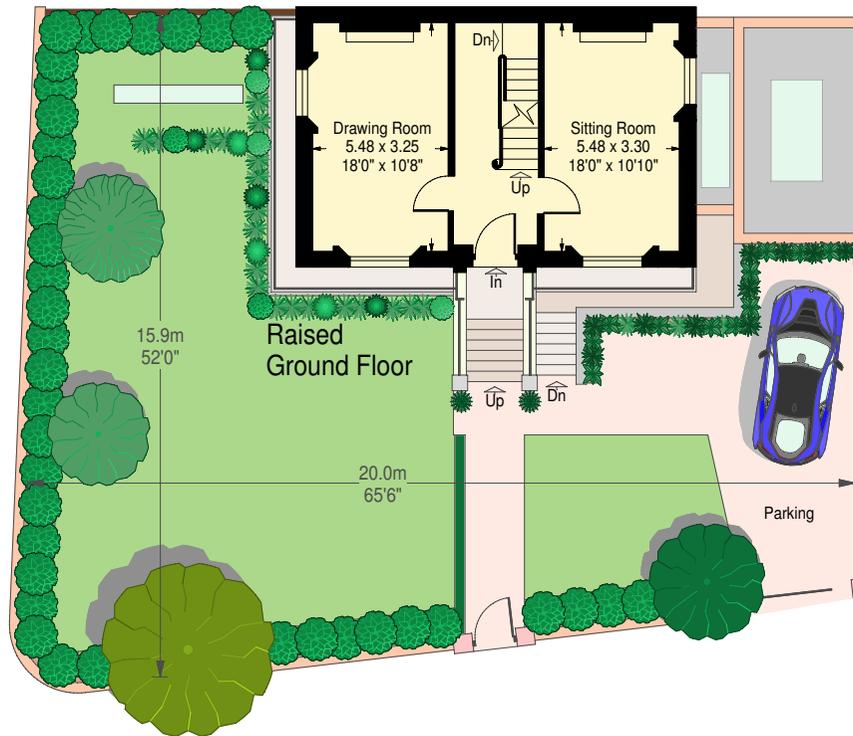
Garden Floor



First Floor



Lower Floor



Floorplans

Gross internal area 2,402 sq ft (223.2 sq m)

For identification purposes only.

General

Tenure: Freehold

Local Authority: Westminster

Council Tax: Band H

EPC Rating: C

Parking: Off street

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

www.ProplanUK.co.uk

This plan is for guidance only and must not be relied upon as a statement of fact.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken December 2024 with exteriors taken in February 2026. Particulars prepared January 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Private Clients

7 Harewood Avenue, London NW1 6AA

(0) 7899 721 074

zach.madison@struttandparker.com

struttandparker.com



@struttandparker

Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

