



This spacious three-bedroom flat at 20 Abbey Road offers a perfect blend of modern living, elegant design, and prime location. Flooded with natural light, the property boasts generously sized rooms ideal for families or professionals alike.

The home features a large private balcony, perfect for outdoor relaxation or entertaining, along with elegant wooden flooring throughout that adds a touch of warmth and sophistication. Modern air conditioning units have been recently installed in each room to ensure year-round comfort.

Residents benefit from exclusive amenities, including a swimming pool, concierge service, passenger lift, and dedicated parking—adding both convenience and luxury.

Ideally situated in the heart of St John's Wood, the flat is moments from the shops and restaurants of St John's Wood High Street, with easy access to top schools, excellent transport links, and the open spaces of Regent's Park.

Offered furnished or unfurnished, this home is a rare opportunity in one of London's most sought-after neighbourhoods.

20 Abbey Road

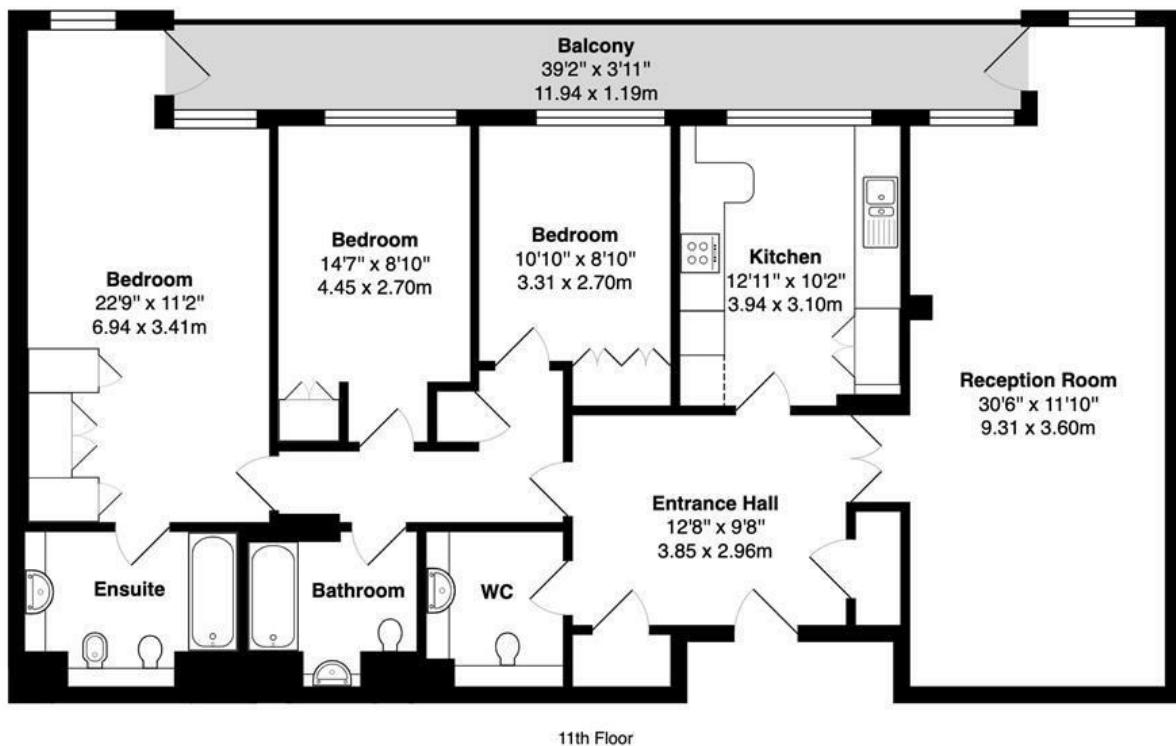
NW8 9BW

£1,270 Per Week

Subject to Contract

FOXGREGORY

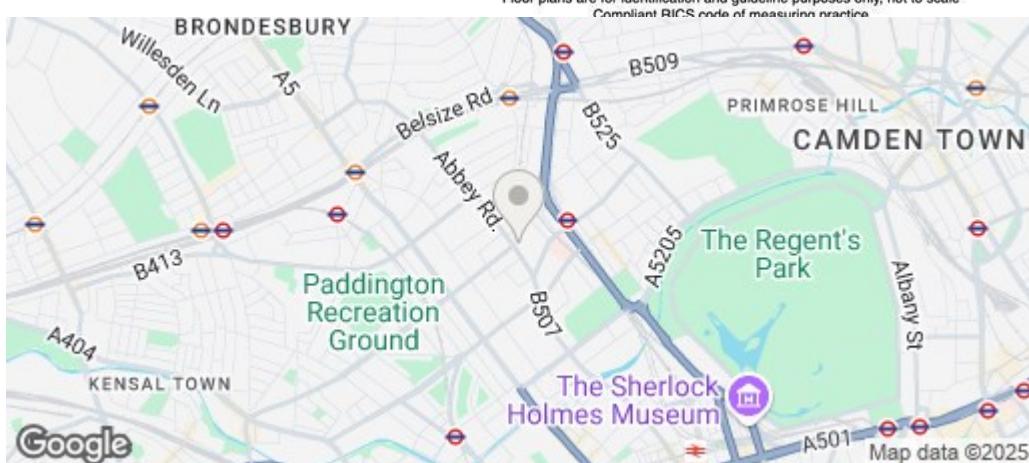




Abbey Road NW8

Total Gross Area: 1369 ft² ... 127.2 m² (excluding balcony)

Floor plans are for identification and guideline purposes only, not to scale
Compliant RICS code of measuring practice



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC