



# THE GALLERIES

ST JOHNS WOOD, NW8



ASKING PRICE  
£1,975,000



# THE GALLERIES ABBEY ROAD LONDON, NW8

- Three Bedrooms
- Three Bathrooms
- Balcony
- Lift Access
- Underground Parking
- 24 Hour Concierge

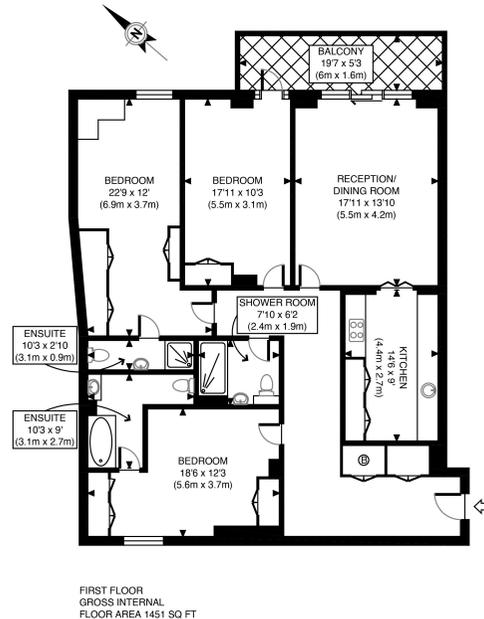
SOLE AGENT - A beautifully presented three bedroom, three bathroom apartment situated on the first floor of a prestigious modern development in St Johns Wood. Comprising of three large bedrooms, three bathrooms (2 of which are en-suite), a spacious reception with access to a covered balcony and a separate kitchen. The Galleries benefits from a 24 hour concierge, lift access and underground parking.

The Galleries is located on Abbey Road which is a stone's throw from the world famous EMI studios and the iconic zebra crossing. St Johns Wood high street and everything it has to offer is a short 10 minute walk away.



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Approximate gross  
internal area:  
**134.8 SQM /**  
**1451 SQ FT**



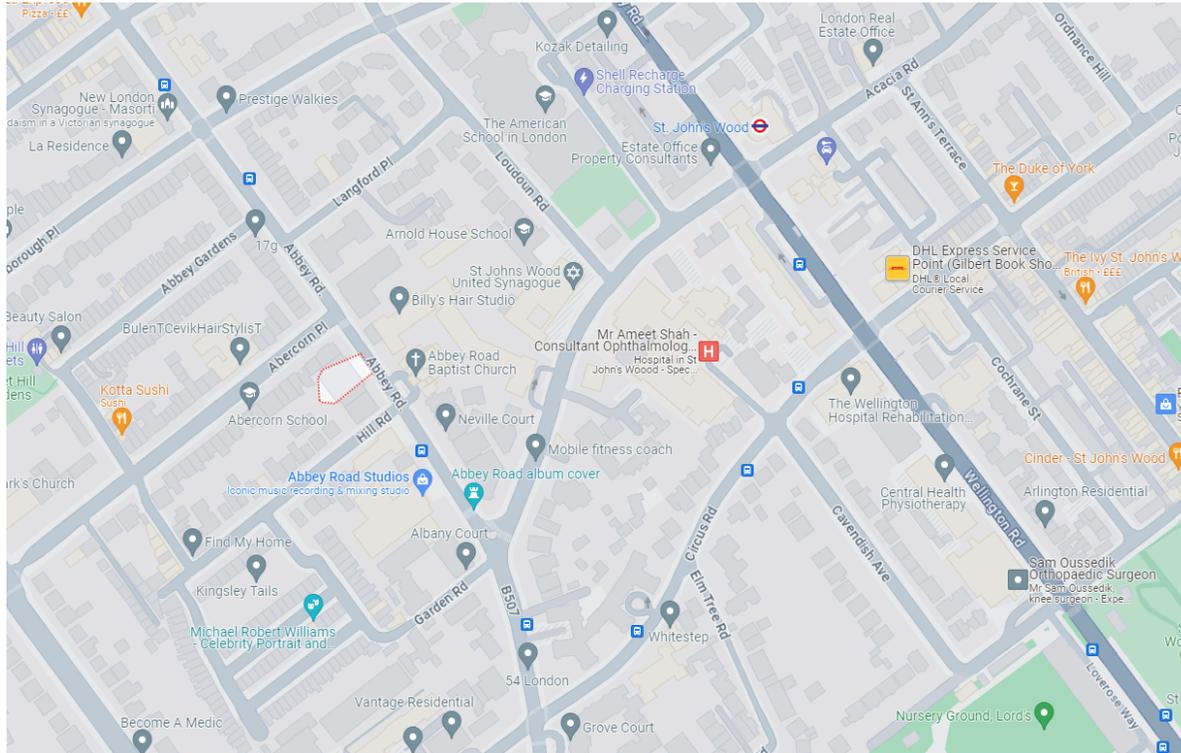
APPROX. GROSS INTERNAL FLOOR AREA 1451 SQ FT / 135 SQM	The Galleries
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 09/12/23 photoplan

Tenure: Leasehold, 976 years  
Estimated ground rent: TBC  
Estimated service charge: TBC

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>87</b>
(69-80)	<b>C</b>	<b>87</b>
(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	

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