

Neville Court | Abbey Road | NW8

Asking Price £650,000 | Subject to contract



A spacious 1 bedroom apartment of approximately 619 sq.ft. / 57 sq.m.) situated on the 4th floor of this popular period building located minutes from St John's Wood Underground Station (Jubilee line) and the shopping amenities and eateries of the High Street. The flat accommodation comprises of a 19' reception room, kitchen/breakfast room, bedroom with balcony and bathroom. Further benefits include portage and lift.

Neville Court is located at the corner of Abbey Road and Grove End Road close to the famous Abbey Road Studios. St John's Wood High Street with its selection of boutiques, cafes and eateries, St John's Wood Tube Station (Jubilee Line), Regent's Park and Lord's Cricket Ground are all within walking distance.



Accommodation

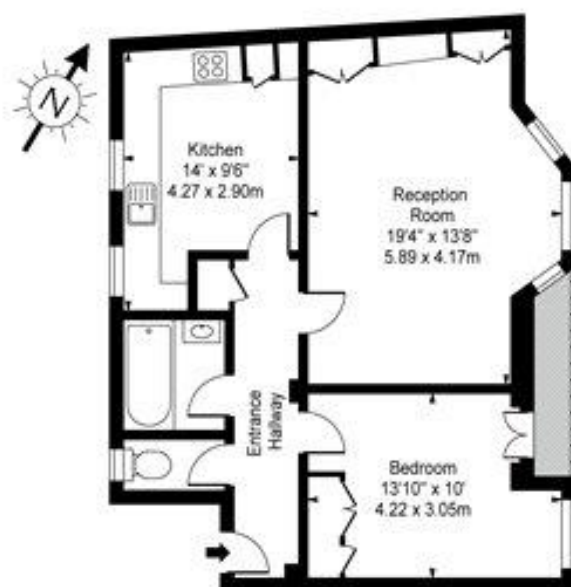
- Entrance Hall
- Reception Room
- Kitchen/Breakfast Room
- Double Bedroom
- Bathroom

Amenities

- Porterage
- Lift
- Entry Phone
- Balcony
- Residents Parking Zone



**Neville Court,
Abbey Road, NW8**



Fourth Floor

Approx Gross Internal Area 619 Sq Ft - 57.51 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.epixandplans.com Ref: No.38878

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Terms

Tenure

Leasehold - estimated at 87 years unexpired

Ground Rent

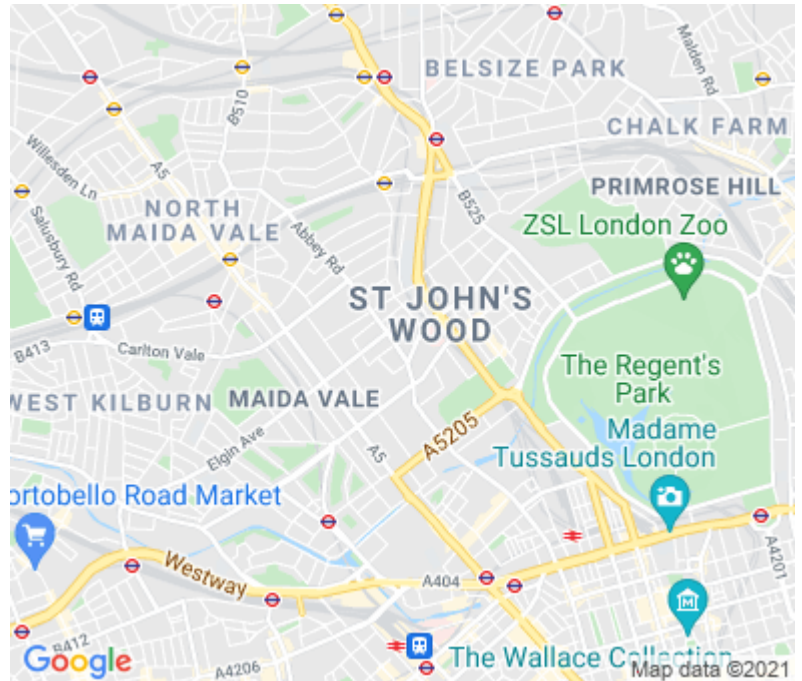
£100 per annum

Service Charge

Estimated at £4,376 for the current year

Guide Price

£650,000 Subject to contract



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice

1. These particulars were prepared in all good faith to give a fair overall view of the Property. All statements are made without responsibility on the part of Behr & Butchoff or the Vendors or Lessors.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any service, appliance, equipment or facilities are in good working order, as they have not been tested by us. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should NOT be assumed that any contents/furnishings/furniture etc. photographed are included in the sale or that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas measurements or distances referred to are given as a GUIDE only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Descriptions of the property are subjective and are used in good faith as an option and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.
6. If the measurements are indicated in Imperial, the formula for conversion is:- 1' (one foot) = 30.4cm (centimetres) 1m (one metre) = 3.29'(feet).

Viewing

Prior to making an appointment with Behr & Butchoff =, we strongly recommend that you discuss with a member of staff, any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey.

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