

# The Galleries | Abbey Road | NW8

Asking Price **£1,250,000** | Subject to contract



A beautifully presented two bedroom first floor apartment, comprising just over 1207 sq ft of accommodation, within this modern, purpose built development. The block benefits from 24-hour portage, comfort cooling and has underground parking for one car.

The Galleries is located at the junction of Abercorn Place and Abbey Road and is within a short walking distance of the shops and restaurants of St John's Wood High Street and the underground station (Jubilee line).



## **Accommodation**

• Entrance Hall • Reception Room/Dining Room • Open Plan Kitchen • Master Bedroom with en-suite Shower Room • Second Bedroom • Bathroom • Sun Room •

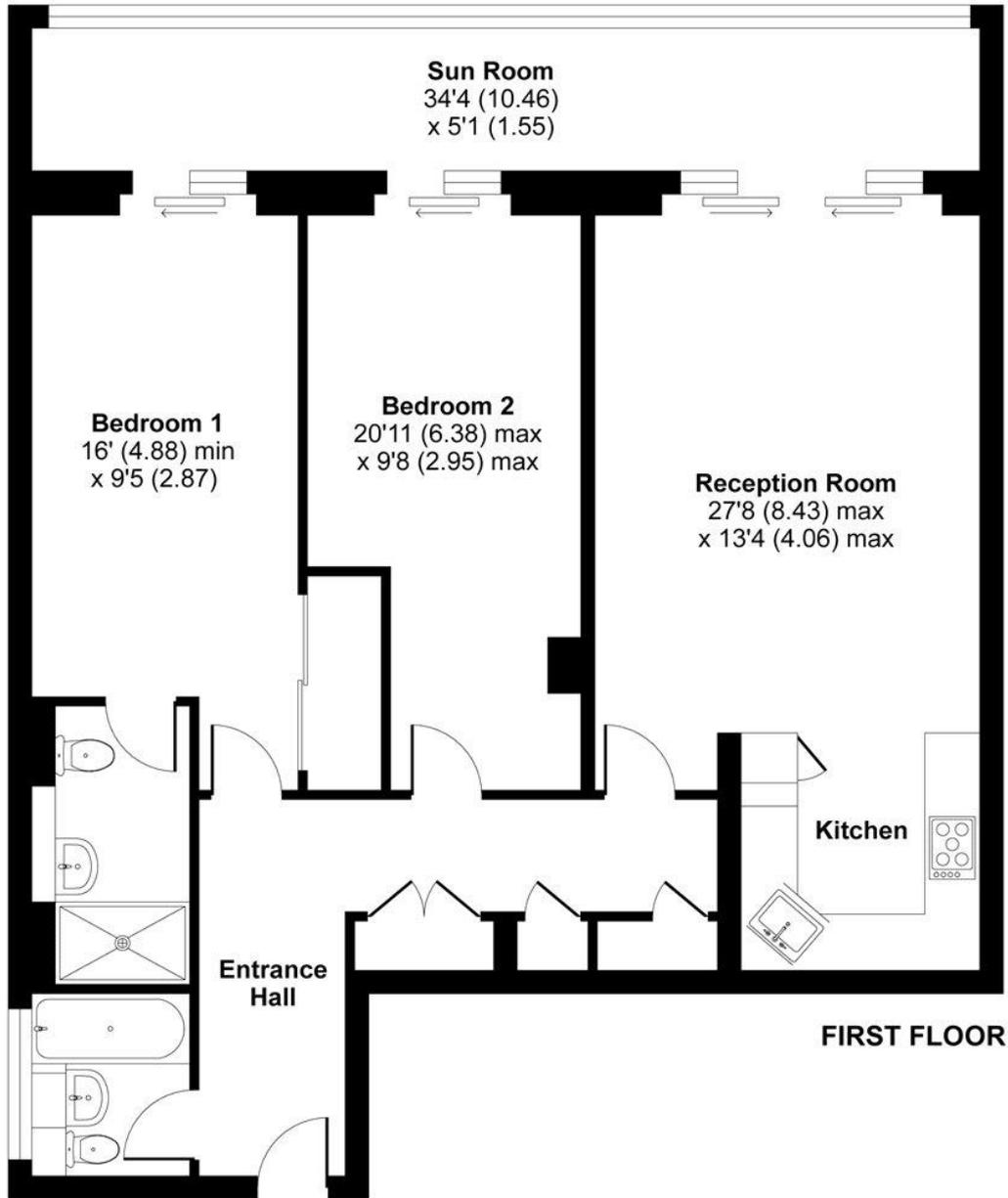
## **Amenities**

• Porterage • Lift • Entry Phone • Balcony • Underground Parking • Within Easy Reach of Tube Station •  
Within Easy Reach of Bus Stop



# Abbey Road, London, NW8

APPROX. GROSS INTERNAL FLOOR AREA 1207 SQ FT 112 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Terms

### Tenure

Leasehold - estimated at 977 years unexpired

### Ground Rent

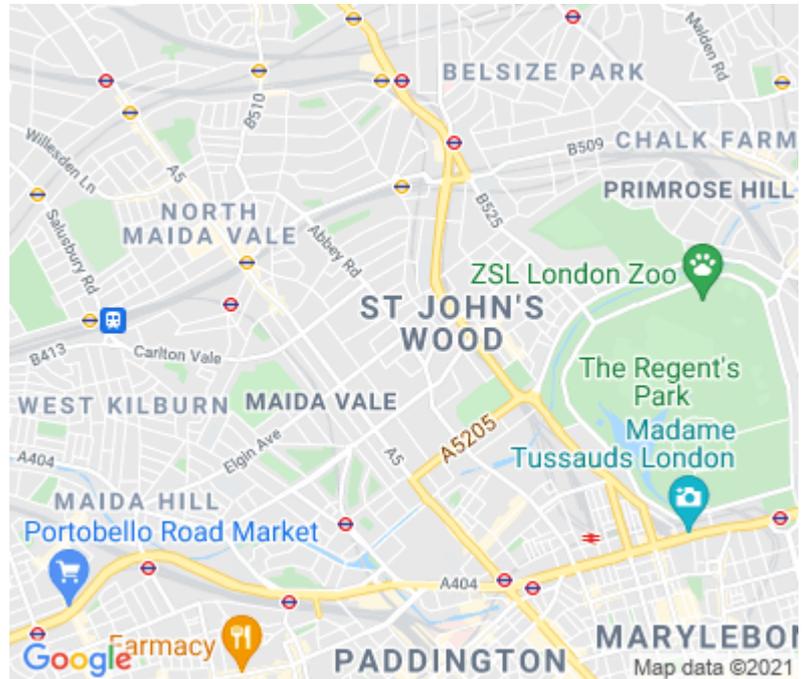
£300

### Service Charge

Estimated at £9,500 for the current year

### Guide Price

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	83	86
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.

[www.behrandbutchoff.com](http://www.behrandbutchoff.com)

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