



London Residency

63 Shirland Road London W9 2JD

T: 020 7988 6702

sales@londonresidency.com

Sandbourne, Abbey Road, NW8



Situated just off St John's Wood's famous Abbey Road, Metropole Properties are pleased to bring to the market this large and bright 3 bedroom, 2 bathroom ex local authority house. The property comprises 2 double bedrooms, single bedroom, bathroom, shower room, spacious reception and fully fitted eat -n kitchen. Abbey Road is close to transport links and amenities of both St John's Wood and West Hampstead.

£485,000 (stc)

Leasehold

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed



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Terms:

Tenure : 115 year lease

Ground Rent : N/A

Important Notice

We wish to advise prospective purchasers that the stated particulars have been prepared in good faith and are to be used as a general guide only. Whilst every effort has been made to ensure their accuracy, the stated particulars form no part of a detailed survey nor have the services, appliances, electrical systems or specific fittings been tested. Interested parties are requested to make their own enquiries in this respect. Ground Rent, maintenance and insurance details have been supplied by the vendor of this property. Verifications and exact figures will need to be ascertained by examination of the lease and appropriate enquiries for the relevant information.



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Ground Floor:

- Hallway:** 6'0" x 5'9" (1.83m x 1.75m). Light to wall, built-in storage, radiator to wall, carpet to floor.
- Reception:** 15'3" x 13'4" (4.65m x 4.06m). Double glazed floor to ceiling window to rear aspect, double glazed door to rear aspect, 2 x lights to wall, radiator to wall, carpet to floor.
- Kitchen:** 19'10" x 9'10" (6.05m x 3.00m). 2 x double glazed floor to ceiling windows to rear and front aspect, 2 x lights to wall, full range of eye and base level units, space for fridge/freezer, washing machine/dryer, tiled splashback, linoleum to floor.
- Shower Room:** Frosted double glazed window to front aspect, 3 piece suite comprising shower cubicle, wash hand basin, WC, tiled walls, linoleum to floor, light to wall.

1st Floor:

- Hallway:** 18'11" x 5'11" (5.77m x 1.80m). 2 x double glazed floor to ceiling windows to front aspect, 2 x lights to wall, radiator to wall, carpet to floor.
- Bedroom 1:** 13'7" x 9'5" (4.14m x 2.87m). Double glazed window to rear aspect, 2 x lights to wall, built-in wardrobes, radiator to wall, carpet to floor.
- Bedroom 2:** 13'11" x 9'2" (4.24m x 2.79m). Double glazed floor to ceiling window to rear aspect, built-in wardrobes, radiator to wall, 2 x lights to ceiling, radiator to wall.
- Bedroom 3:** 13'7" x 6'1" (4.14m x 1.85m). Double glazed floor to ceiling window to rear aspect, built-in wardrobes, carpet to floor, light to wall, radiator to wall.
- Bathroom:** 6'4" x 5'5" (1.93m x 1.65m). Frosted double glazed window to front aspect, 3 piece suite comprising bath, wash hand basin and WC, tiled walls, linoleum to floor, light to wall.

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