



**The Penthouse @ Matlock Court**  
**45 Abbey Road, St Johns Wood, London, NW8**

**Guide Price: £1,850,000**

*Long Leasehold + Share of Freehold*

# Matlock Court, 45 Abbey Road, St Johns Wood, London, NW8

A fabulous PENTHOUSE apartment arranged over 1,828sqft (170.75sqm) and occupying the whole of the top floor of this small modern purpose built block. The apartment features 3 double bedrooms and benefits from direct access to a large south east facing communal roof terrace. Additional features include a lift, large eat-in kitchen, oak wood strip flooring and air conditioning.

The apartment also benefits from a self-contained single garage, day portorage and a storage room.

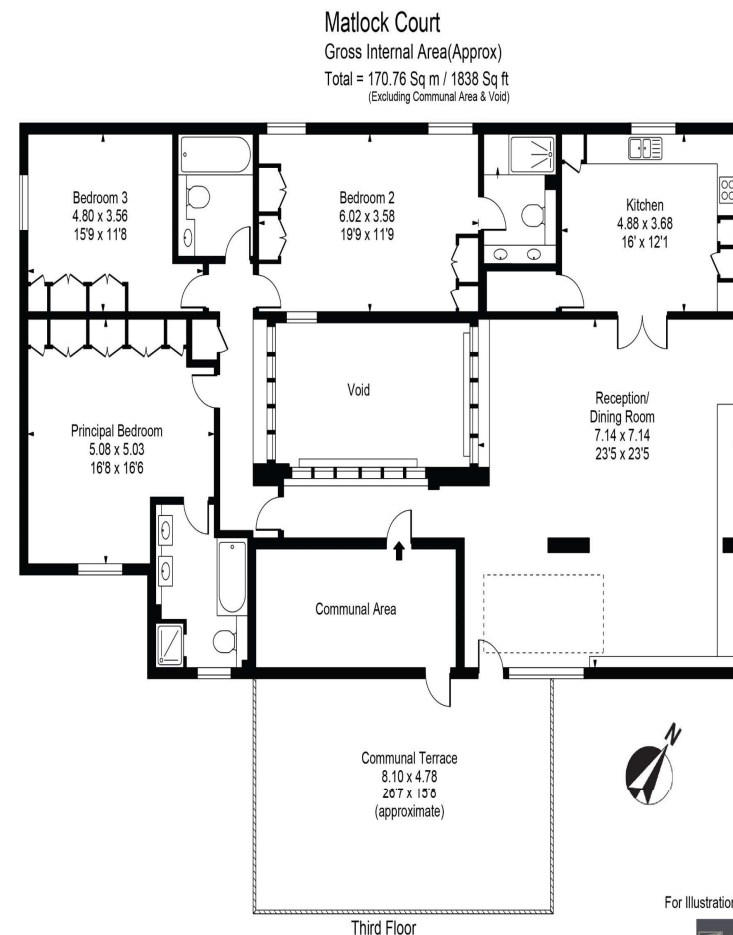
Matlock Court is situated on Abbey Road at the junction with Carlton Hill providing easy access to the excellent amenities of St John's Wood High Street and Underground Station (Jubilee Line – 0.4 miles). Maida Vale Underground Station (Bakerloo Line – 0.6 miles). Little Venice and the local shops in Clifton Road are also within easy reach (1 mile). Lord's Cricket Ground (0.9miles) and Regent's Park (1.4miles) are within close proximity.

Local Authority: Westminster / Council Tax Band: G

**Guide Price: £1,850,000, subject to contract**

Tenure: Leasehold – approx. 975 years remaining + Share Of Freehold  
Service Charge: Approx £15,000 per annum which includes porter, insurances and reserve fund.

**JOINT SOLE AGENT**



For Illustration Purposes Only - Not To Scale





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### PHOTOGRAPHS AS PREVIOUSLY FURNISHED

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#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.