



Abercorn Place, St John's Wood NW8

**ARLINGTON**  
RESIDENTIAL

A unique opportunity to acquire this newly refurbished Grade II listed garden apartment which is set within a charming period conversion located on Abercorn Place in St. John's Wood.

Accommodation comprises a spacious open plan kitchen/ dining/ reception room with stunning views and direct access to the rear garden, a principal bedroom with en suite shower room a second bedroom, a family bathroom, and a utility room.

The rear garden features a private garden studio with shower room which can be used as an incidental bedroom, a home office or gym.

**GUIDE PRICE: £2,100,000**

Tenure: Share of Freehold  
(Leasehold expiring 2206)

Service Charge: £3,000 per  
annum (Revised annually)

EPC Rating: D

Council Tax

Band: E

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8 Wellington Road, St. John's Wood, London NW8 9SP  
[info@arlingtonresidential.com](mailto:info@arlingtonresidential.com)

+44 (0)20 7722 3322  
[arlingtonresidential.com](http://arlingtonresidential.com)





















# Abercorn Place

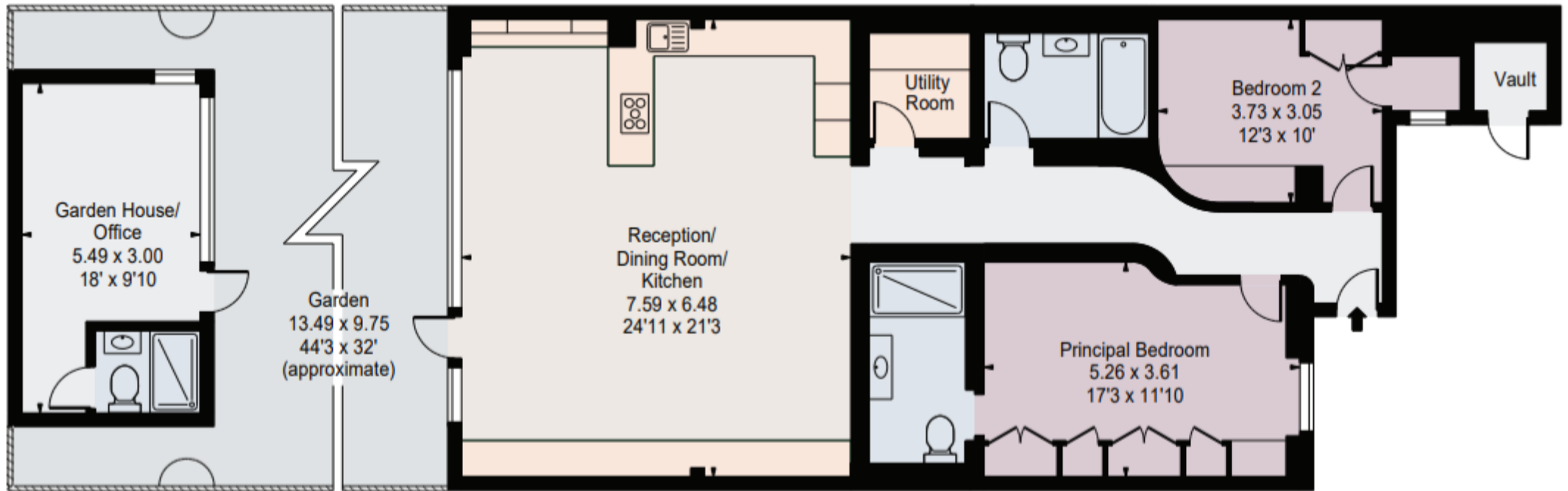
Gross Internal Area(Approx)

House = 111.76 Sq m / 1203 Sq ft

Vault = 1.39 Sq m / 15 Sq ft

Garden House & Office = 16.47 Sq m / 177 Sq ft

Total = 129.60 Sq m / 1395 Sq ft



## Lower Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

For Illustration Purposes Only - Not To Scale