



**ABERCORN PLACE, NW8 £395,000 SOLE AGENT** Subject to contract

A well-presented studio flat located on the eighth floor of this attractive purpose built block which benefits from portage, communal garden and communal heating and hot water. Almost equal distance from both St John's Wood (Jubilee line) and Maida Vale (Bakerloo line) stations you have the choice of flexible transport links. The owner is in the process of a lease extension, so will have a total in excess of 136 years (TBC).

Studio Flat | Bathroom | Kitchen | Communal Landscape Gardens | Portage | Passenger Lift  
| Communal Heating & Hot Water | Leasehold - 136 Years (TBC)

[winkworth.co.uk/st-johns-wood](http://winkworth.co.uk/st-johns-wood)

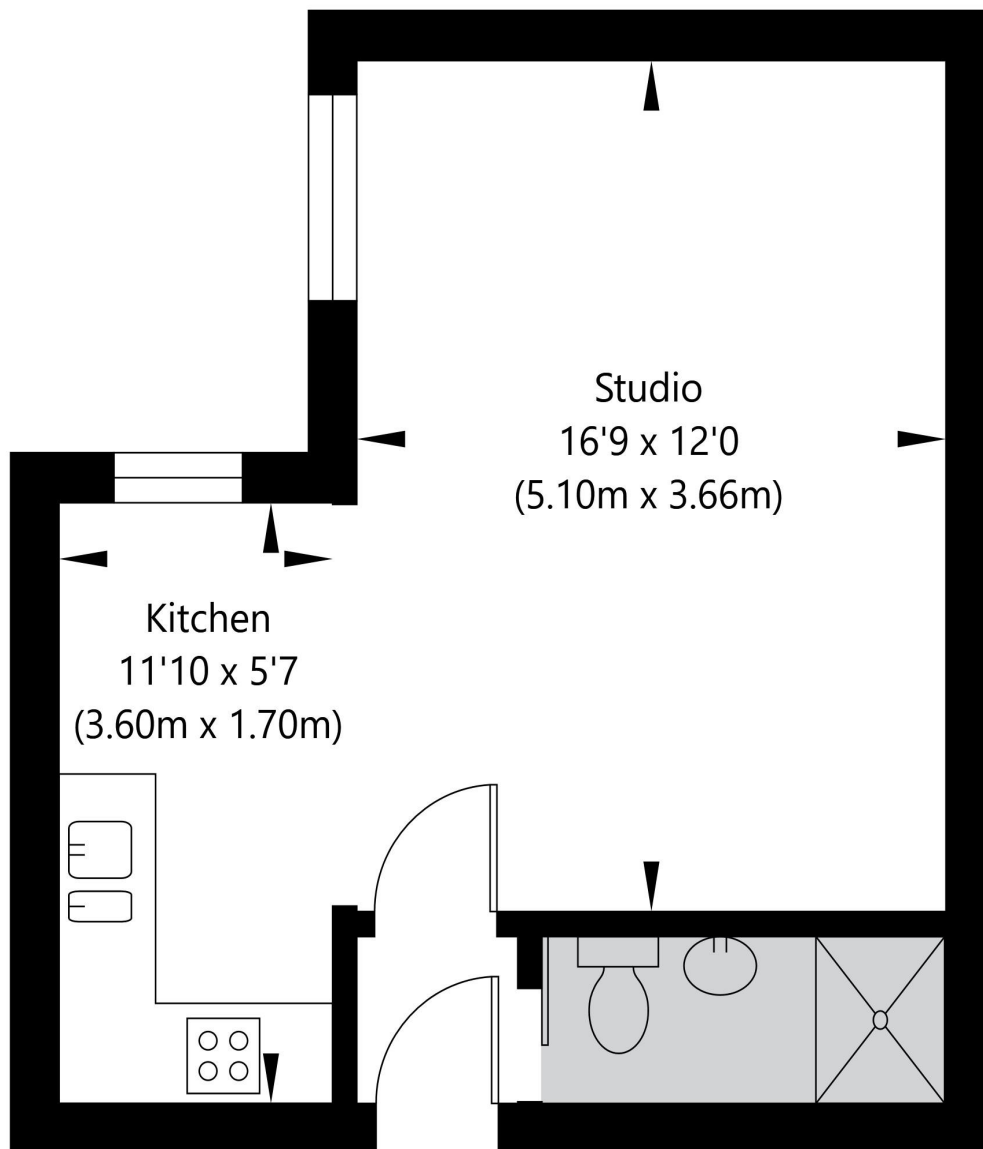
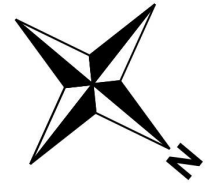


For every step...

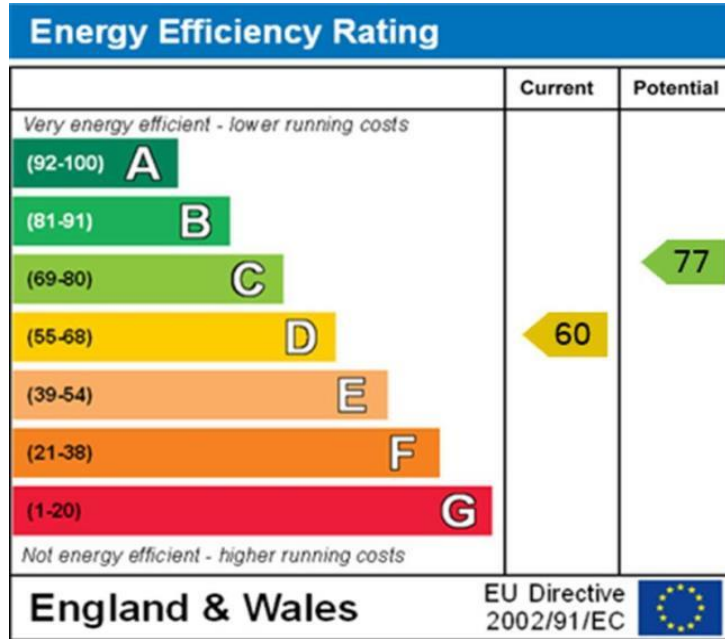


# Abercorn Place, London, NW8 9DT

Eighth Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 29.53 SQ M / 318 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 29.53 SQ M / 318 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



**Tenure:** Leasehold

**Term:** 29/9/1970 to 29/9/2069

**Service Charge:** £3,580.56 per annum

**Current Ground Rent:** £120.00 Annually  
(Subject to increase)

**NOTES:** **Lease extension in progress - an additional 90 years will be added to the current term.**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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