



Abercorn Place, St Johns Wood, London, NW8 | £1,295,000

- Duplex apartment
- Brand new bathrooms
- Brand new eat in kitchen
- Wooden Floors
- Guest WC
- Air Conditioning
- Share of freehold

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

A luxurious, unique and spacious top floor duplex apartment set within a beautifully maintained conversion positioned within walking distance to St John's Wood & Maida Vale Stations.

This apartment boasts two double bedrooms, plenty of storage including loft space, a full en-suite bathroom to the master with a roll top bath and separate shower cubicle and a large, brand new eat in kitchen. The second double bedroom has an en-suite shower room leading onto a south facing private terrace. In addition, there is a large reception room with a working fire place, a large cloakroom and an integrated sound system wired to all rooms in the apartment.

Abercorn Place is a leafy residential street in the heart of St John's Wood and offers easy access to the wonderful range of amenities this sought after area has to offer. Transport links include St John's Wood Underground station (Jubilee Line), for easy access to the City and West End. Offered chain free with a share of the freehold.

-  Flat
- 
-  x 2
-  x 1
-  x 2



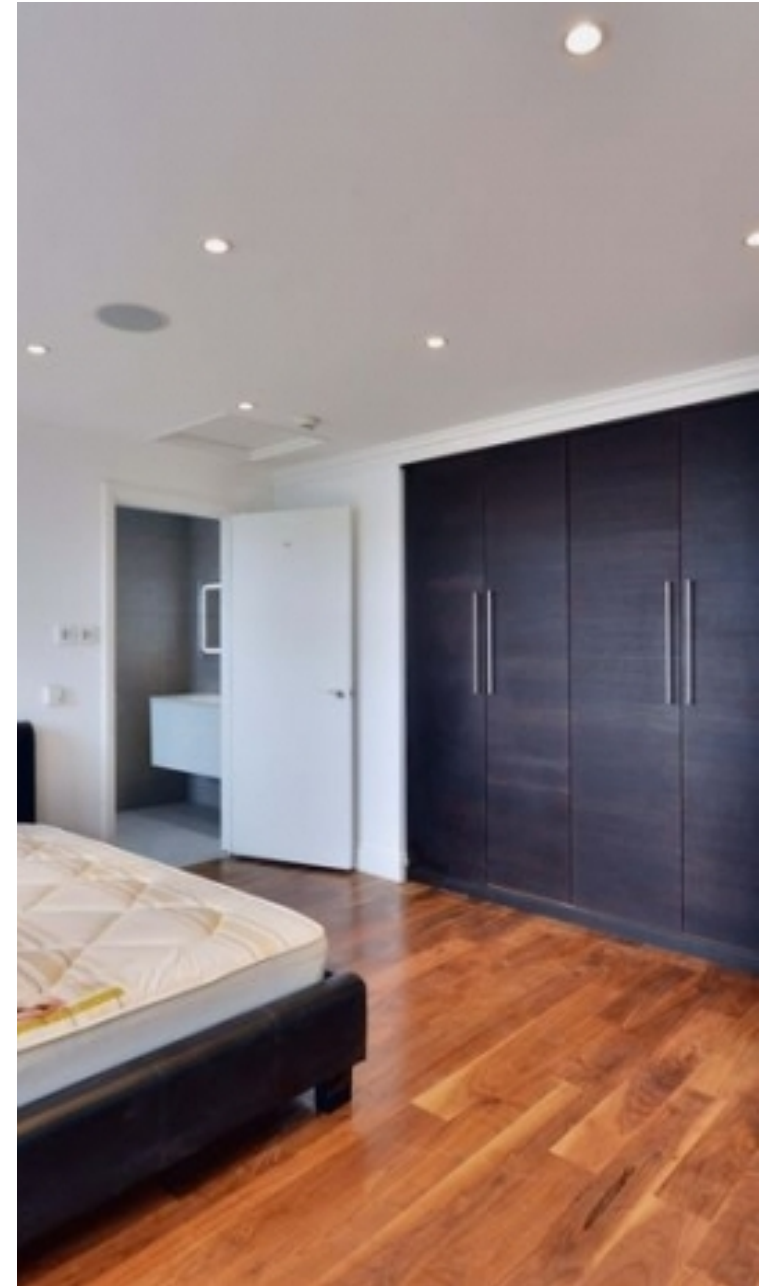
Oliver Kent

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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"



"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."



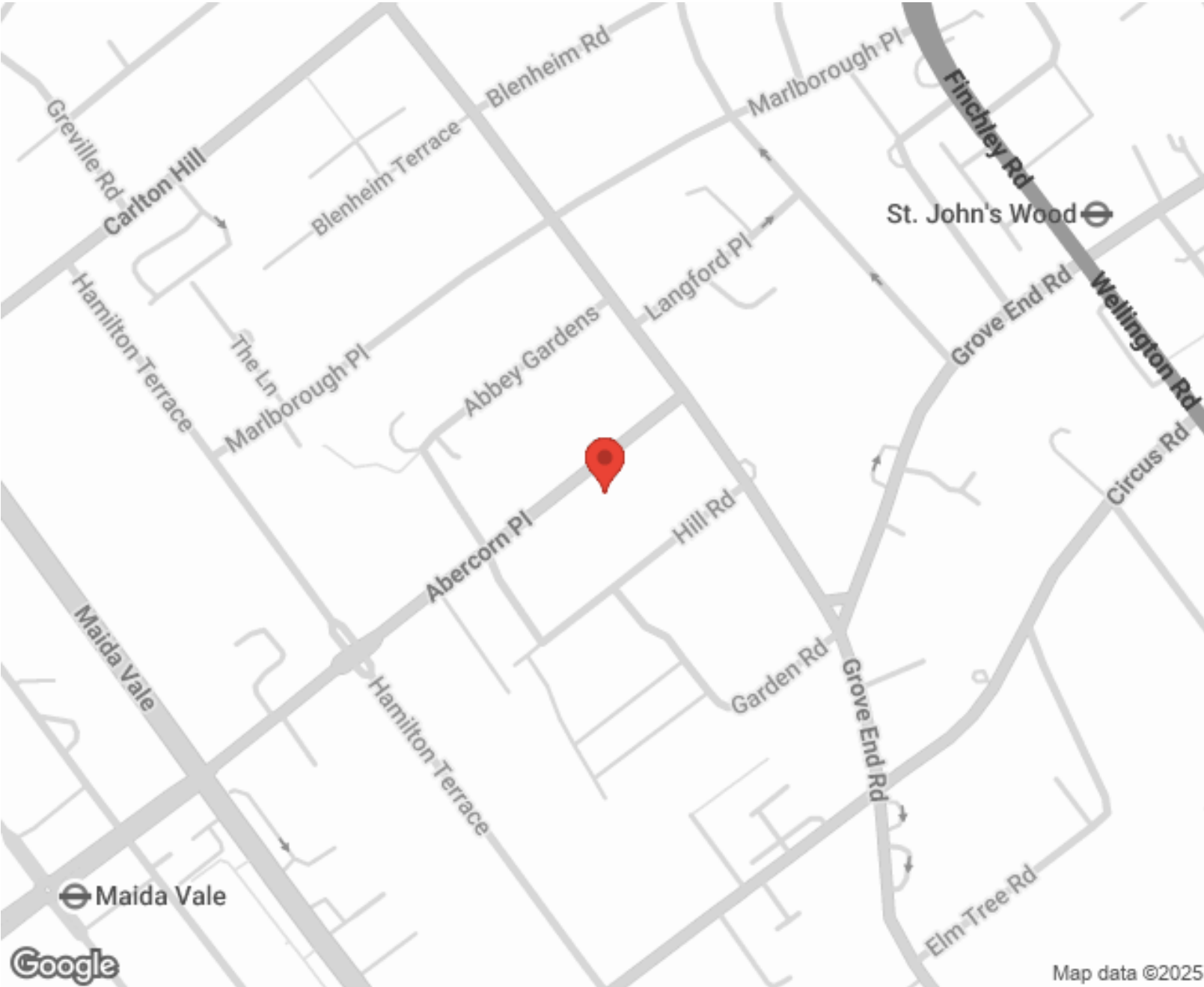
"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."



**MORE INFO, PICTURES,
CONTACT ON
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	71		69
	52		47
England, Scotland & Wales		England, Scotland & Wales	
EU Directive		EU Directive	

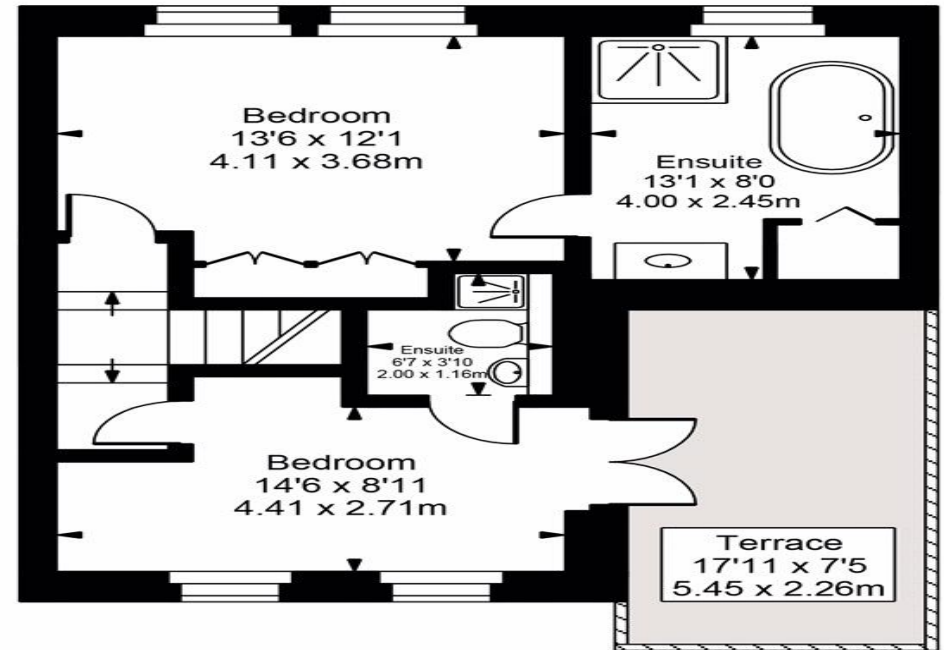
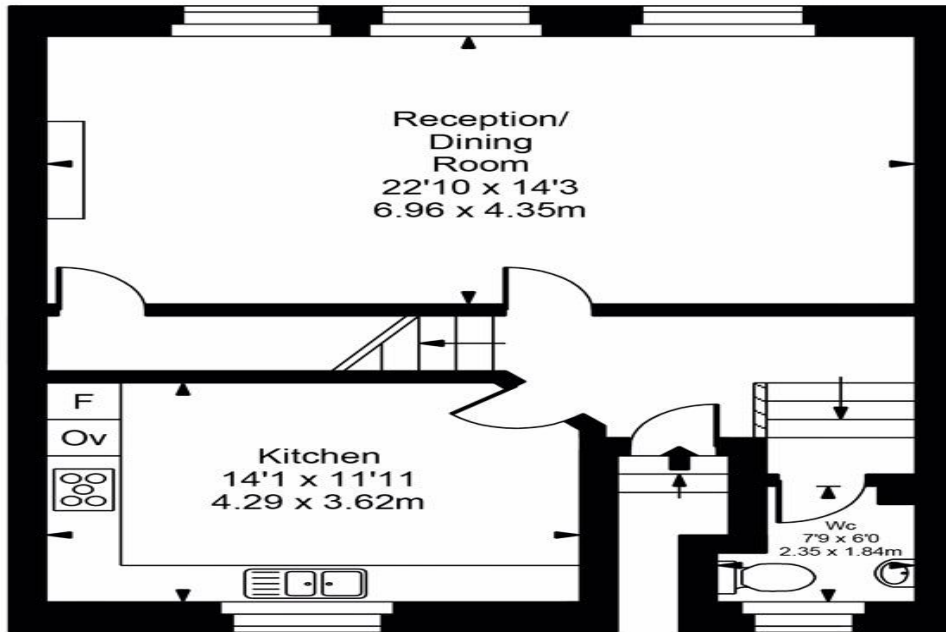
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Abercorn Place



Top Floor



Approx Gross Internal Area **1167 Sq Ft - 108.41 Sq M**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Floor plan by www.bestangle.co.uk