



## The Galleries, Abbey Road, St Johns Wood, London, NW8 | £3,545,000

- Located on the famous Abbey Road NW8
- Penthouse apartment with 2 terraces
- Air conditioning
- Moments to shops, cafe's and restuarants

- Lift

"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!"

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Located only moments from transport and the array of local schools is this stunning and bright 3 bedroom penthouse apartment on the fourth floor of this portered building.

Benefiting from wood floors throughout and a private decked terrace the property comprises three bedrooms, two en suite bathrooms, family bathroom, double reception room and an open plan kitchen. Further benefits include an internal balcony, secure underground parking and 24 hour portorage.

The Galleries are conveniently located for the amenities of both Abbey Road and St John's Wood High Street. St John's Wood Underground Station (Jubilee line) is also close by. St John's Wood is a well established residential area with wonderful shops, restaurants and transport facilities providing easy access to central London. Local attractions include the Abbey Road studios, made famous by the Beatles and Lords Cricket Ground. The American School in Loudoun Road is very popular with many executives relocating to London

11 away



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with their families and Regent's Park

and Primrose Hill are a short

"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!"

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"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."

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"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."

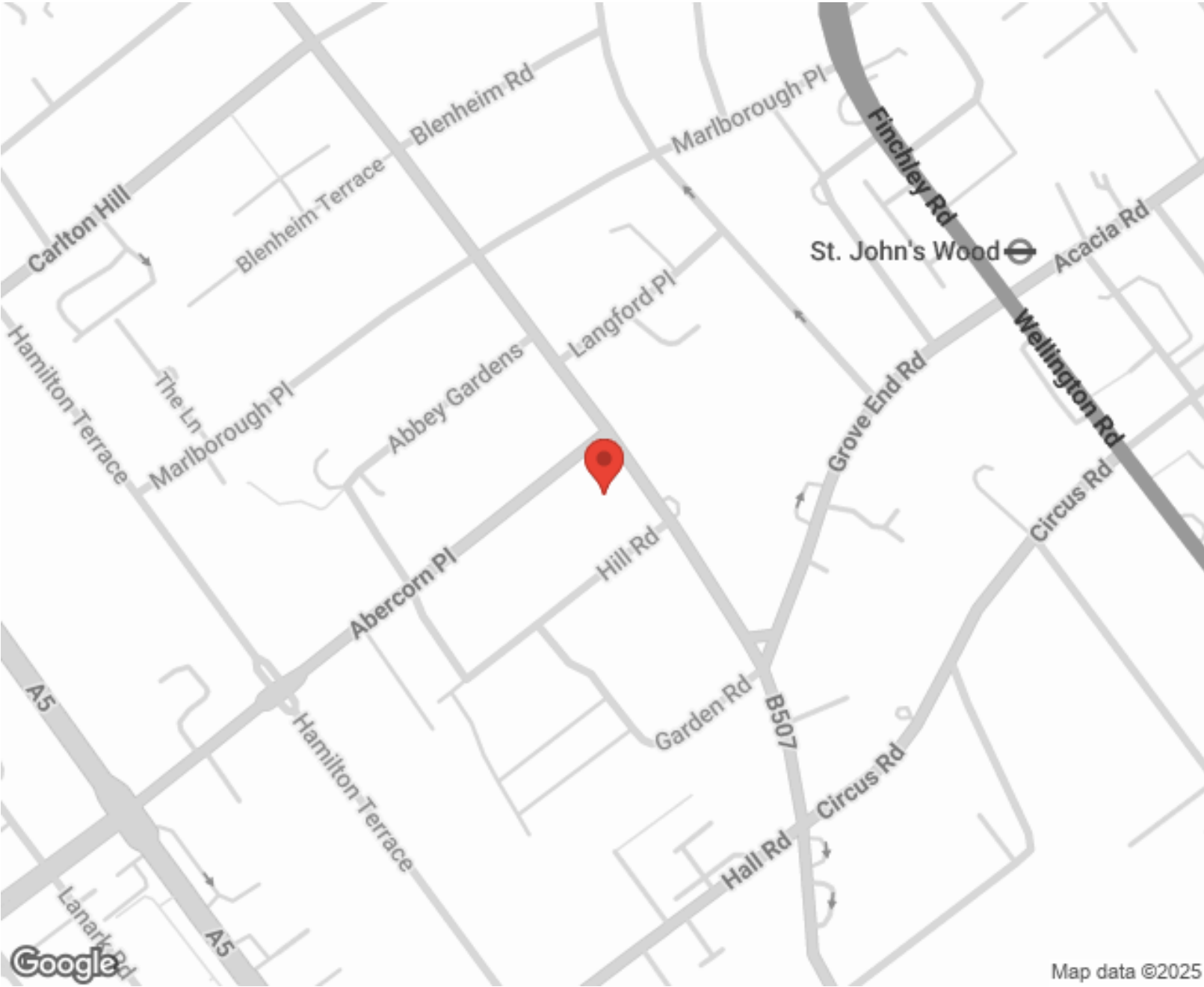
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**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**



"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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive		EU Directive	

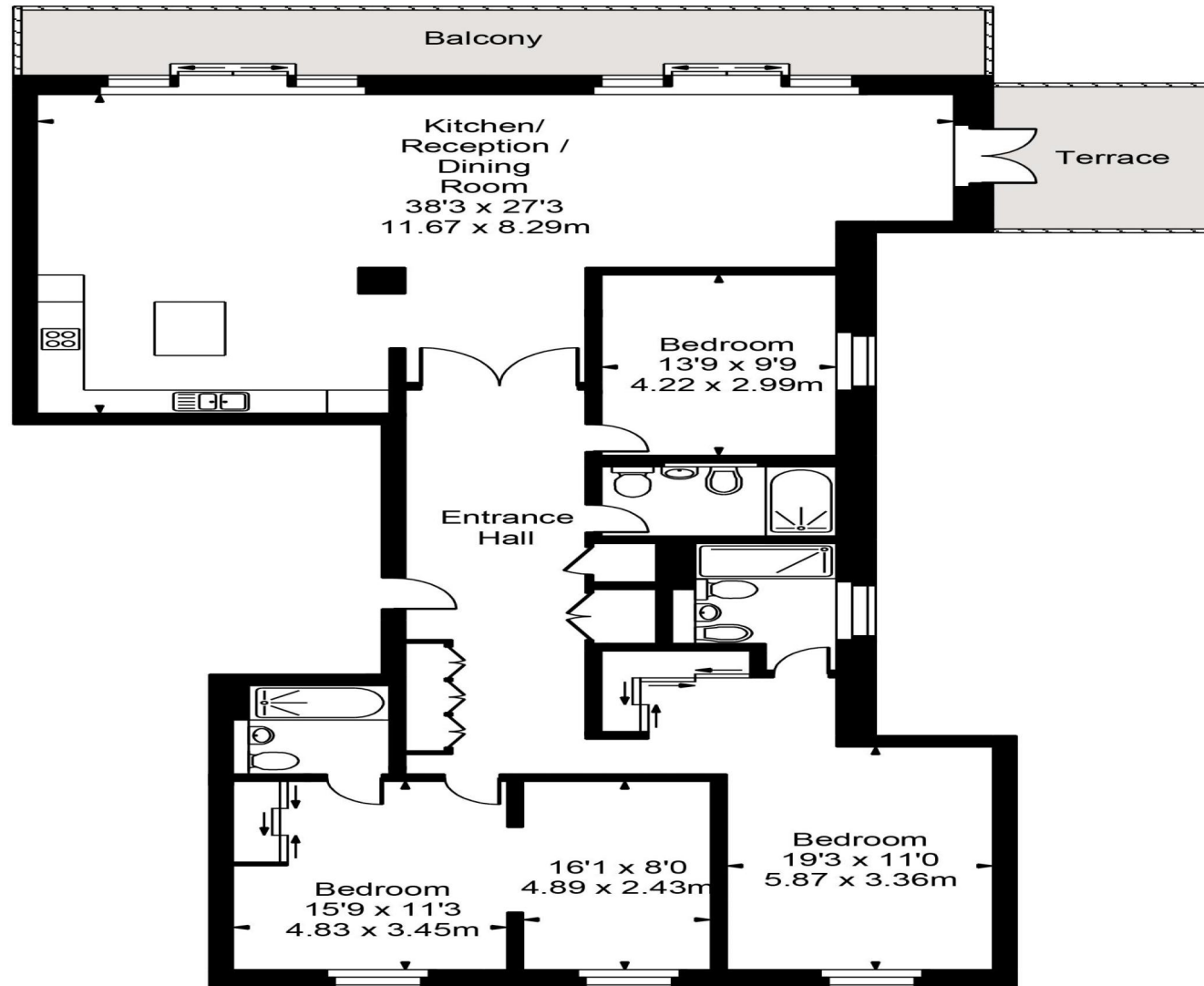
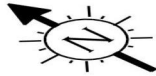
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## The Galleries



Fourth Floor



**Approx Gross Internal Area 2123 Sq Ft - 197.24 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](http://www.bestangle.co.uk)