



Avenue Road, St. John's Wood, NW8

Asking Price: £1,230,000

 Benham
& Reeves

Avenue Road, St. John's Wood, NW8

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

A charming three-bedroom, three-bathroom apartment comprising 1,264 sqft/ 117.4 sqm situated on the ground floor of this prominent and impressive portered mansion block located in the prestigious Avenue Road.

The property offers well-planned and spacious lateral accommodation benefiting from a stunning double-aspect 29 ft / 9 m reception room with direct access to a communal garden, a fully-fitted kitchen, three bedrooms all with ensuite bathrooms, and a separate guest WC.

Avenue Close is a sought-after development that enjoys a superb reputation and location, being well positioned in a private turning off Avenue Road, offering two off-street parking spaces on a first-come, first-served basis (permits are required from the Managing Agents). Additional benefits include resident portage, passenger lift, communal central heating & hot water, communal gardens, and a separate storage unit.

This superb apartment is within walking distance of the fashionable shops and restaurants of St. John's Wood, Regent's Park, and Primrose Hill, with St. John's Wood Underground station (Jubilee line) being in close proximity.





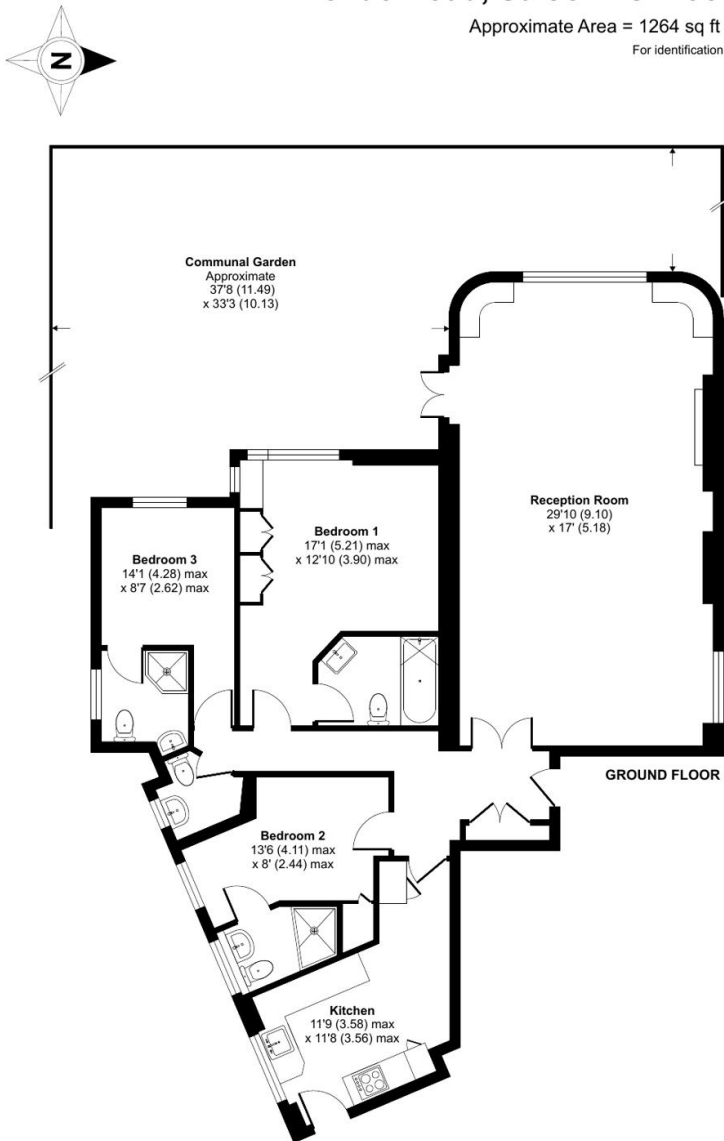
Property Features:

- 3 Bedrooms all with en-suite bathrooms
- Guest WC
- Fully-fitted kitchen
- Double aspect 29 ft reception room with direct access to communal garden
- Two parking spaces on a first-come, first-served basis (permits required from the Managing Agents)
- Porter
- Separate storage unit
- Chain-free
- Excellent location



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Approximate Area = 1264 sq ft / 117.4 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,230,000
Tenure:	Leasehold Expires 14/05/2958 Approximately 932 Years Remaining
Ground Rent:	To be Confirmed
Service Charge:	£14,765.00 (per annum) 2024

Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM250041

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