



Avenue Road, NW8 7PX
Asking Price £2,350,000

coopers
OF LONDON EST. 1986

Avenue Road, NW8

- Eighth Floor Apartment 1788 sq ft
- Four Double Bedrooms
- Private Balcony
- Regents Park view
- 24h Porter
- Parking included
- Chain free

Located on the eighth floor of London House on Avenue Road in St John's Wood, this bright and airy four-bedroom apartment spans approximately 1,788 sq ft

Four generously sized double bedrooms, all with built-in wardrobes, along with three contemporary bathrooms—two of which are en-suite. Additional conveniences include ample storage, A/C in two bedrooms and a W/C.

An inviting entrance hall, a separate, fully fitted modern kitchen, and a spacious reception/dining area that opens up to a private balcony, offering views of Regent's Park.

Residents have access to a 24-hour reception, secure underground parking for one car, communal gardens, and passenger lifts. The location is prime, just a short walk from Regent's Park and the vibrant St John's Wood High Street, with excellent transport links available at St John's Wood Underground station (Jubilee Line).







London House, NW8

Total Gross Internal Area = 159.8sq m / 1720 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

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

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Viewing

Strictly by appointment with:
Coopers of London, 22 Cleveland Street,
Fitzrovia, London W1T 4JB
info@coopersonlondon.co.uk

0207 580 9658

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.