



Avenue Road, St John's Wood, NW8

**ARLINGTON**  
RESIDENTIAL

A rare opportunity to purchase an apartment of circa 4,000 sq ft/ 367 sq m of accommodation, with its own private entrance and 2 secure underground parking spaces.

The property features 3 balconies as well as a large roof terrace and is located in a purpose built block with porterage, a few hundred yards from both Regent's Park and Primrose Hill Park with St John's Wood High Street less than 0.5 miles away.

The apartment which provides flexible accommodation, benefits from a private internal lift and is located on the internationally prestigious Avenue Road with the entrance to the property being on the quieter frontage of St Edmunds Terrace.

**GUIDE PRICE £4,750,000**

### **Tenure**

Leasehold – 999 years FROM 1988 with share of Freehold

### **EPC RATING: C**

### **Council Tax**

Band H

### **Ground Rent**

£250 per annum

### **Service Charge**

£8,930 for six months ending September 2023

# ARLINGTON

R E S I D E N T I A L

8 Wellington Road, St. John's Wood, London NW8 9SP

[info@arlingtonresidential.com](mailto:info@arlingtonresidential.com)

+44 (0)20 7722 3322

[arlingtonresidential.com](http://arlingtonresidential.com)







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Approximate Gross Internal Area:  
 367.1 sq.m. / 3951 sq.ft.  
 (Not including secure parking  
 - 29.5 sq.m. / 317 sq.ft.)

External area: 124.0 sq.m (1335 sq.ft)



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This plan is for guidance only and must not be relied upon as a statement of fact.

