



## FLAT 29, AVENUE CLOSE AVENUE ROAD LONDON, NW8 6BY

£1,248,878  
LEASEHOLD

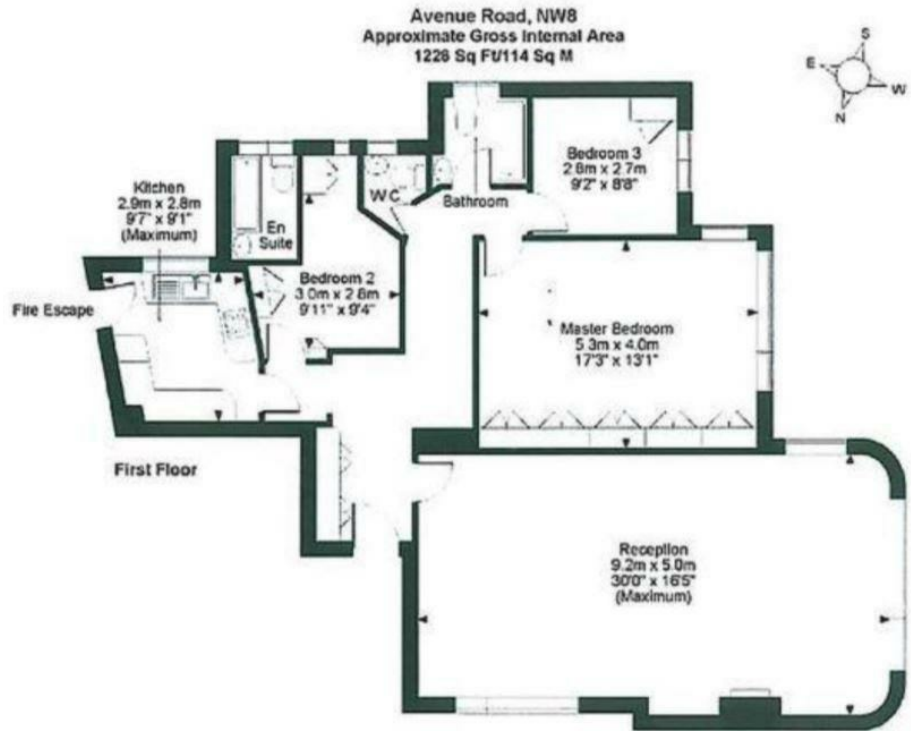
CASH SALE ONLY.

PMP International are delighted to present this charming property located on Avenue Road in the heart of St Johns Wood. This delightful flat boasts a spacious 1,335 sq ft of living space, perfect for those seeking a comfortable and stylish home.

Ideal for entertaining guests or simply relaxing after a long day. With three cosy bedrooms, there is plenty of space for a growing family or for those in need of a home office.

The property features two bathrooms, offering convenience and privacy for all residents. Built in 1935, this flat exudes character and history, providing a unique living experience in the bustling city of London.

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

Current: 65  
Potential: 77

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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