



AVENUE ROAD

St John's Wood NW8



A SUPERB, BRIGHT, SPACIOUS, TWO BEDROOM APARTMENT IN NW8

This newly refurbished two bedroom, two-bathroom apartment, situated on the third floor of a prestigious St John's Wood period mansion block is in excellent condition. It comprises of an entrance hall, a generous open-plan kitchen/breakfast area, and a reception entertaining space, which benefits from large sun-facing windows.



Local Authority: London Borough of Camden

Council Tax band: G

Tenure: Share of freehold, plus leasehold with approximately 951 years remaining

Ground rent: A peppercorn

Service charge: Approximately £12,600 per annum (includes hot water & heating), reviewed annually*

Guide Price: £1,500,000



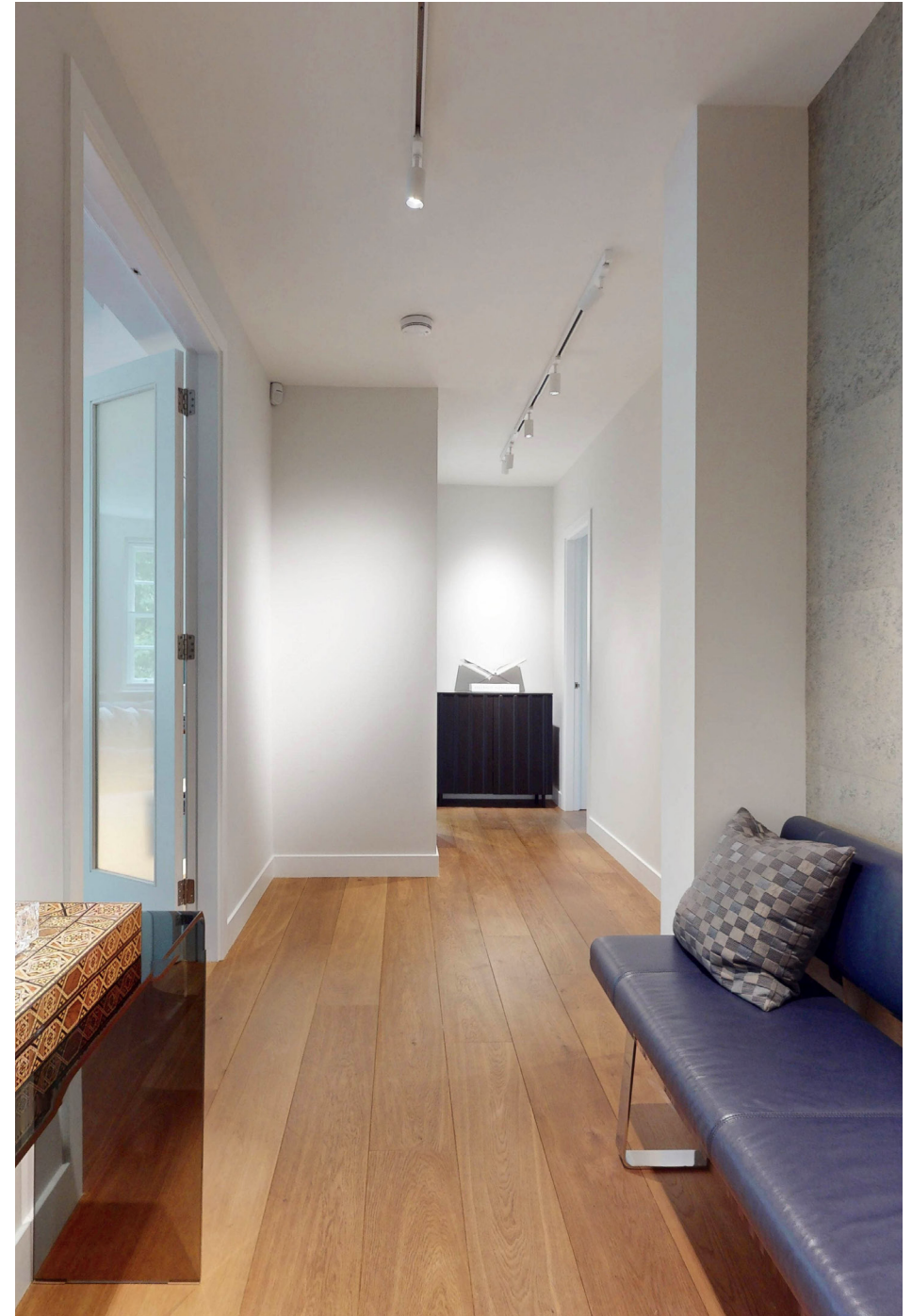
AVENUE ROAD, ST JOHN'S WOOD NW8

The apartment benefits from solid wood floors, underfloor heating in the bathrooms and utility room, air conditioning in the principal bedroom, Miele appliances, a wine fridge and exceptional volume with high ceilings throughout. Additionally, there are also two double bedrooms, an en suite bathroom and dressing room, a family bathroom and a separate utility room.

Avenue Lodge is prominently located along London's famous Avenue Road and benefits from a passenger lift, first-come, first-served parking, basement storage, portage and communal courtyard gardens.

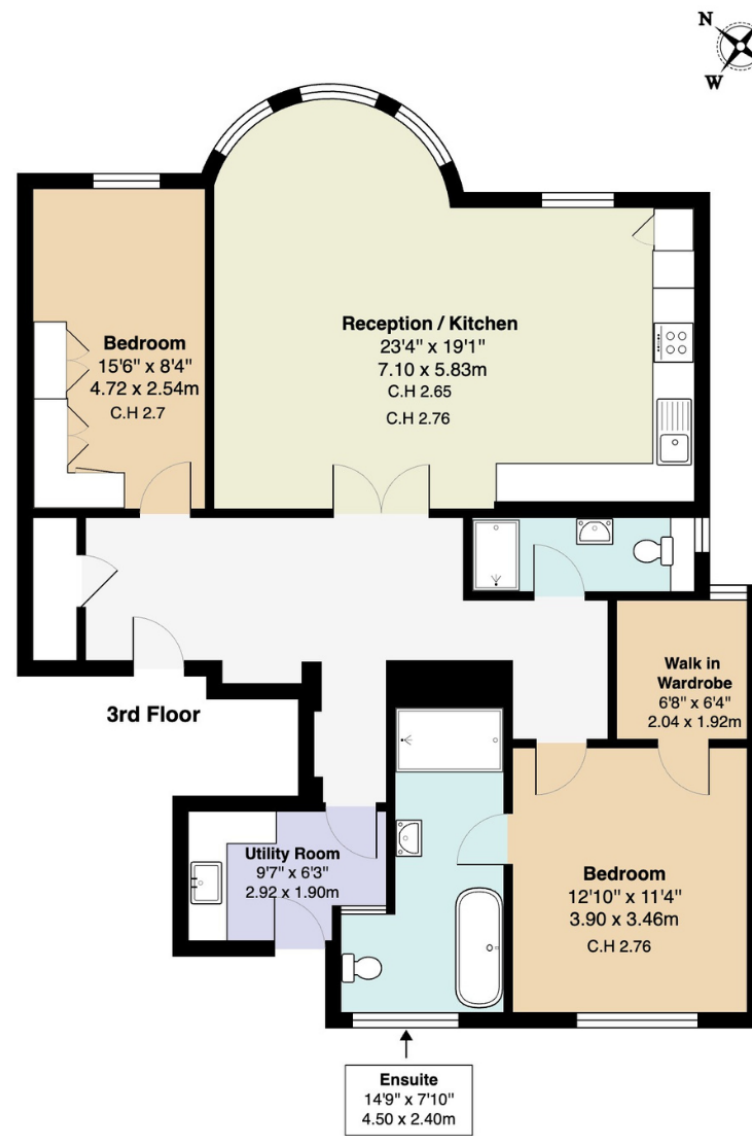
St John's Wood is a well-established residential area with wonderful shops, restaurants and transport facilities that provide easy access to Central London. Local attractions include the Abbey Road Studios, made famous by The Beatles and Lord's Cricket Ground. The American School on Loudoun Road is very popular, with many executives relocating to London with their families. It is close to the green spaces of Regent's Park and Primrose Hill.

*Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.









Approximate Gross Internal Area = 107.6 sq m / 1,158 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Tim Perks

+44 20 7871 5065

tim.perks@knightfrank.com

Knight Frank St John's Wood

5-7 Wellington Place

London NW8 7PB

knightfrank.co.uk

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