



A magnificent 2nd floor luxury apartment forming part of this CELEBRATED MODERN PORTERED BUILDING. The distinctive SOUTH FACING "PIANO" SHAPED TERRACES characterise this development and offer magnificent uninterrupted views from this front line position into Regents Park.

The apartment boasts an intercommunication reception and dining room which is filled with NATURAL LIGHT FROM A FULL SOUTH AND WEST FACING ASPECT. There are wood floors throughout these rooms and direct access to a large tiled terrace. There are three well-proportioned en suite bedrooms, large fully equipped kitchen / breakfast room and separate Guest WC, which all lead from a central entrance hall.

2 Avenue Road, St John's Wood

St John's Wood

NW8 7PU

£1,795 Per Week

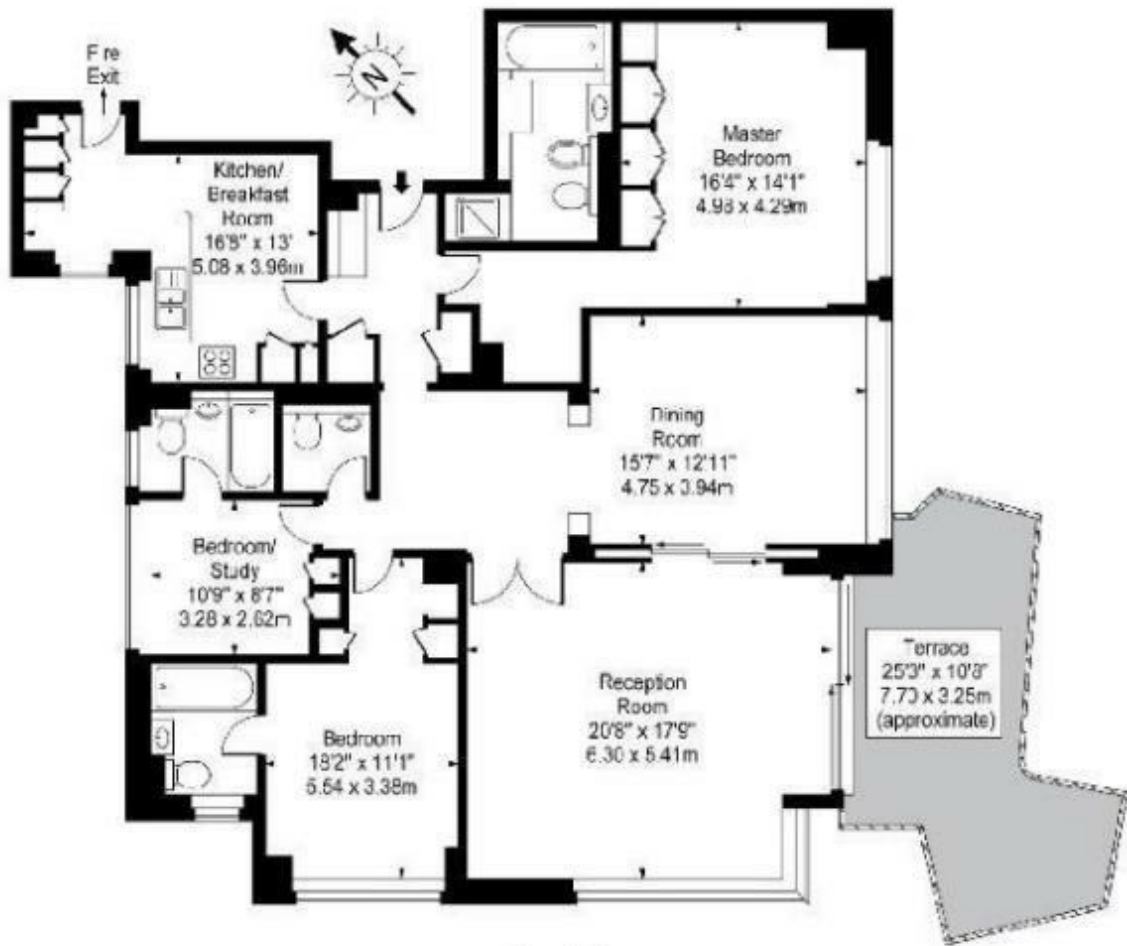
Subject to Contract

FOXGREGORY



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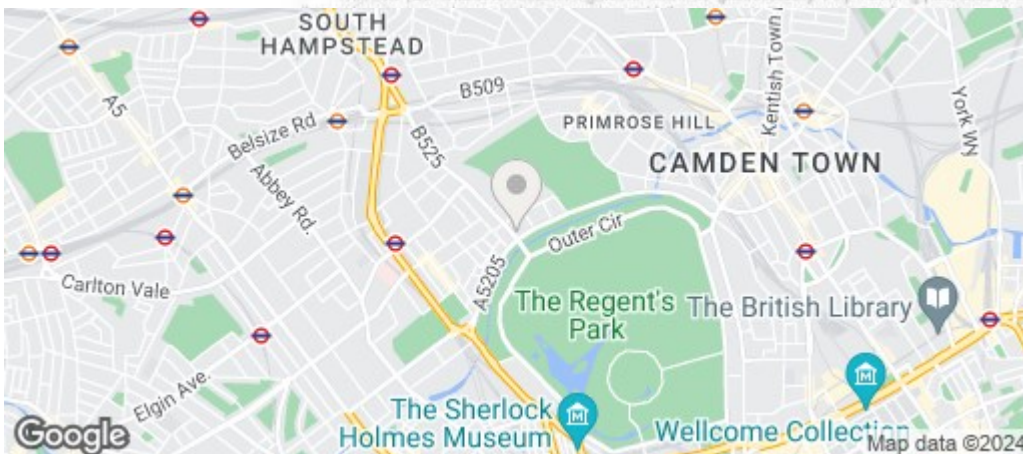
Avenue Road, NW8



Approx Gross Internal Area 1787 Sq Ft - 166.23 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotosstudio.com Ref: No.19442

This floor plan should be used as a general outline for guidance only. Any intending purchaser/lessee should satisfy



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	