



AVENUE ROAD, NW8

ST JOHN'S WOOD, LONDON





KEY FEATURES

- Large Private Garden
- Recently Refurbished
- Parking
- Concierge

A bright four-bedroom apartment ideal for a family with a large private garden moments from Primrose Hill.

The recently refurbished home benefits from ample natural light and marble flooring throughout specifically in the rear reception room encased in glass with views of the garden. The apartment presents a second large reception room, kitchen dining room and four bedrooms including a principal bedroom with an ensuite bathroom, two guest bedrooms with ensuite bathrooms and an additional guest bedroom.



4 BEDROOM



3 BATHROOM





ACCOMMODATION

- Entrance Hall
- Two Reception rooms
- Dining Room
- Kitchen
- Principal Bedroom with ensuite bathroom
- Two Guest Bedrooms with ensuite bathrooms
- Guest Bedroom
- Guest Cloakroom
- Private Garden
- Terrace
- Underground Parking
- Shed

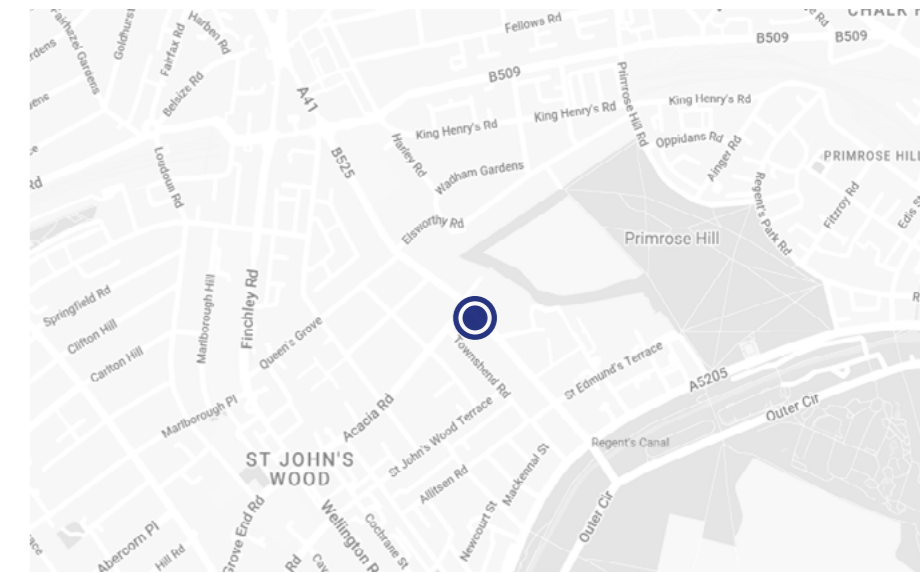






LOCATION

Located on avenue road, this apartment is just moments from Primrose Hill and has exceptional views across the city. The home benefits from proximity to St John's Wood High Street, home to a collection of local cafes, boutiques and restaurants. The Regent's Park is also within walking distance from the apartment.





FLOORPLAN

Approx Gross Internal Area:
218.6 sq m / 2,352 sq ft

Not to Scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TERMS

Price: £3,462 / week
Tenure: Leasehold - Short let
EPC: C
Council Tax Band: H
Viewing: By appointment only



ST JOHNS WOOD LETTINGS
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