



London House

7-9 Avenue Road, NW8

Offers in Excess of £2,500,000

Joint Sole Agent. An opportunity to acquire this 4 bedroom 2nd floor apartment which is on the market for the first time in 30 years.

Situated within a luxurious sought after landmark building on Avenue Road, this well proportioned apartment offers bright and lateral accommodation and features a superb reception/dining room with TV snug and sliding doors leading onto two separate balconies. There is also a separate eat in kitchen, principal bedroom suite, second bedroom with en suite, 2 further bedrooms, family bathroom and a guest cloakroom.

The property further benefits from 24 hour portorage a communal garden, lift, 2 underground parking spaces and a long lease with share of the freehold.



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7-9 Avenue Road, NW8

- 4 Bedrooms, 3 Bathrooms
- Share of Freehold
- 1,890 sq. ft.
- 2 Parking Spaces
- 2 Balconies
- Porter
- Lift
- Communal Garden



Tenure: Leasehold plus Share of Freehold

Service Charge: £18,000pa

Ground Rent: £150pa

Local Authority: City Of Westminster

Council Tax Band: H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons St John's Wood Sales

122 St John's Wood High Street

London

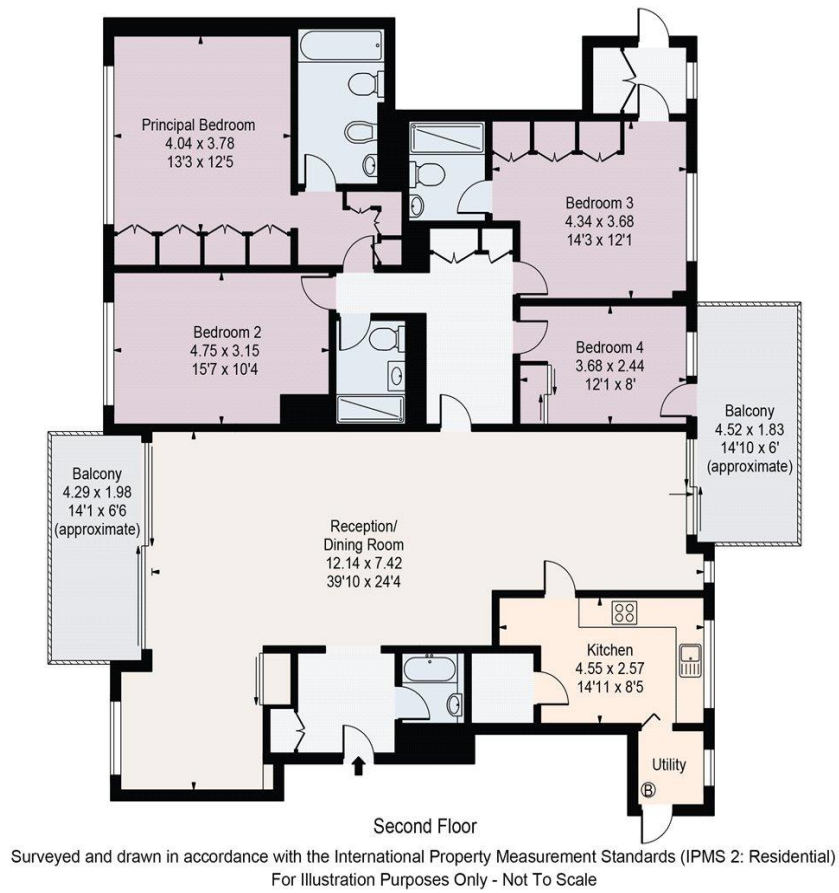
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Gross Internal Area(Approx)
Total = 175.59 Sq m / 1890 Sq ft



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