



# The Polygon

Avenue Road, NW8

£5,500 per month  
(£1,269.23 per week)

An exceptionally spacious flat with parking, set in a portered block with lift and parking, moments away from Swiss Cottage and St. John's Wood.



# The Polygon

## Avenue Road, NW8

- A Modern Apartment in Prestigious Portered Block
- 3 Bedrooms, 2 Bathrooms
- Parking, Concierge
- Excellent Location Close to both Swiss Cottage and St John's Wood

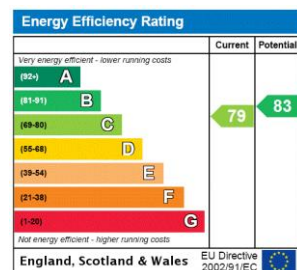


A modern and spacious apartment set on the fifth floor of a sought after purpose built block, moments from Swiss Cottage underground station (Jubilee Line) and close to St John's Wood.

The property comprises a large open plan double reception room with wood floors, and a sun area (converted from the balcony), a fitted kitchen with integrated appliances, three double bedrooms, two bathrooms (one en-suite) and a separate WC.

Additional benefits include porter, parking and lift access to all floors.

**Minimum Term:** 6 months  
**Deposit Required:** £6,346.15  
**Local Authority:** Camden  
**Council Tax Band:** G  
**EPC Rating:** C  
**Part Furnished**



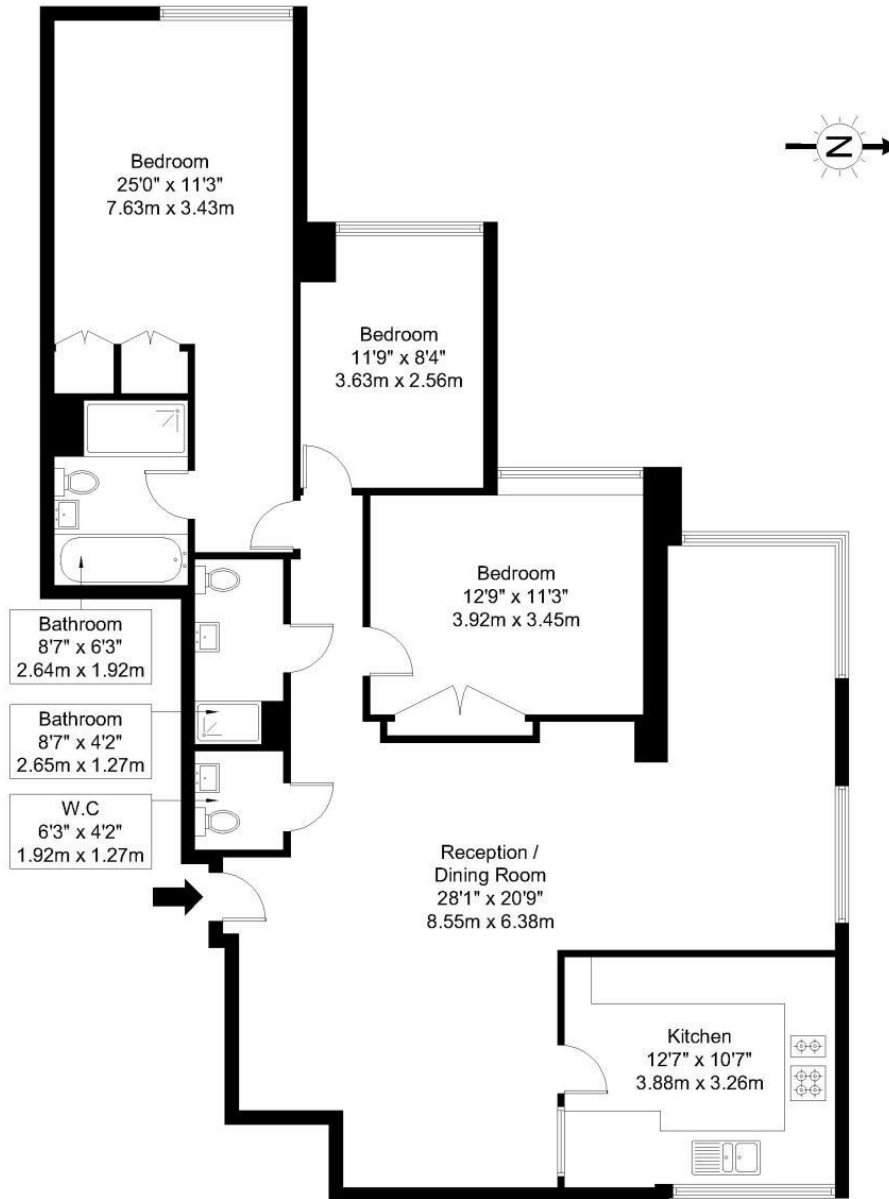
### Chestertons St John's Wood Lettings

105 St. John's Wood Terrace  
 London  
 NW8 6PL  
 stjohswood@chestertons.co.uk  
 02030408622  
 chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
 chestertons.co.uk/property-to-rent/applicable-fees

# Avenue Road, NW8 6JB

Approx Gross Internal Area = 121 sq m / 1302 sq ft



Fifth Floor

Ref:

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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