



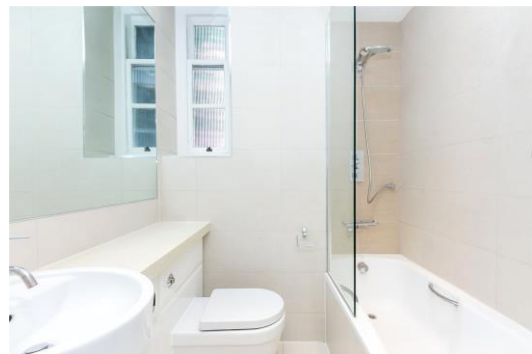
# Avenue Lodge

Avenue Road, NW8

£3,500 per month  
(£807.69 per week)

A spacious apartment set within a well maintained portered building with communal garden in St John's Wood. Heating & hot water is included in the rent.





# Avenue Lodge

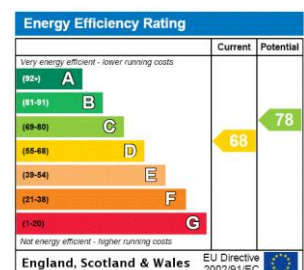
## Avenue Road, NW8

- Modern Spacious Apartment in Portered Block
- 2 Bedrooms, 2 Bathrooms
- Communal Garden, Heating & Hot Water Included
- Close to St John's Wood & Swiss Cottage



A modern and spacious 2 bedroom apartment set within a well maintained portered building with communal garden in St John's Wood. The property comprises; 2 bedrooms, 2 modern bathrooms, modern fully fitted kitchen, large reception room, a plethora of storage throughout, and also benefits from heating & hot water being included in the rent, as well as portage. Avenue Lodge is located a short walk away from amenities and transport of St John's Wood & Swiss Cottage.

**Minimum Term:** 6 months  
**Deposit Required:** £4,038.46  
**Local Authority:** Camden  
**Council Tax Band:** G  
**EPC Rating:** D  
**Furnished, Part Furnished**



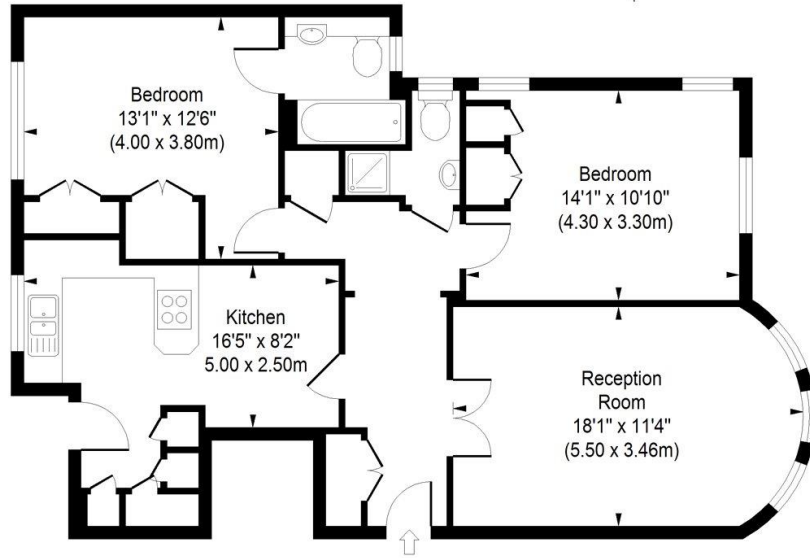
### *Chestertons St John's Wood Lettings*

105 St. John's Wood Terrace  
 London  
 NW8 6PL  
[stjohnslettingsusers@chestertons.co.uk](mailto:stjohnslettingsusers@chestertons.co.uk)  
 02030408622  
[chestertons.co.uk](http://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](http://chestertons.co.uk/property-to-rent/applicable-fees)

Avenue Lodge,  
Avenue Road, NW8

Approximate Gross Internal Area  
870 sq ft / 80.82 sq m



Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

