



AVENUE LODGE, AVENUE ROAD,

St John's Wood NW8



A BRIGHT AND SPACIOUS TWO-BEDROOM APARTMENT

Situated on the raised ground floor of a prestigious period mansion
block in St John's Wood, NW8.



Local Authority: London Borough of Camden

Council Tax band: F

Tenure: Share of freehold, plus leasehold with approximately

Ground rent: A peppercorn

Service charge: £8,880 per annum (includes hot water, heating, building insurance & sinking fund), reviewed annually. The next review is due in 2027.

Asking Price: £1,000,000



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Comprising a large reception room, modern kitchen, large principal bedroom with en-suite bathroom, second bedroom with en-suite shower room, and an external storage room.

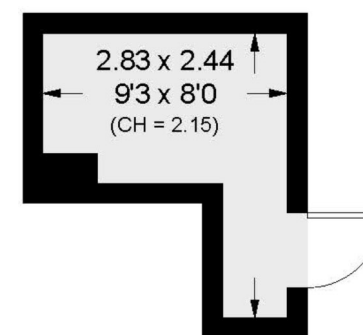
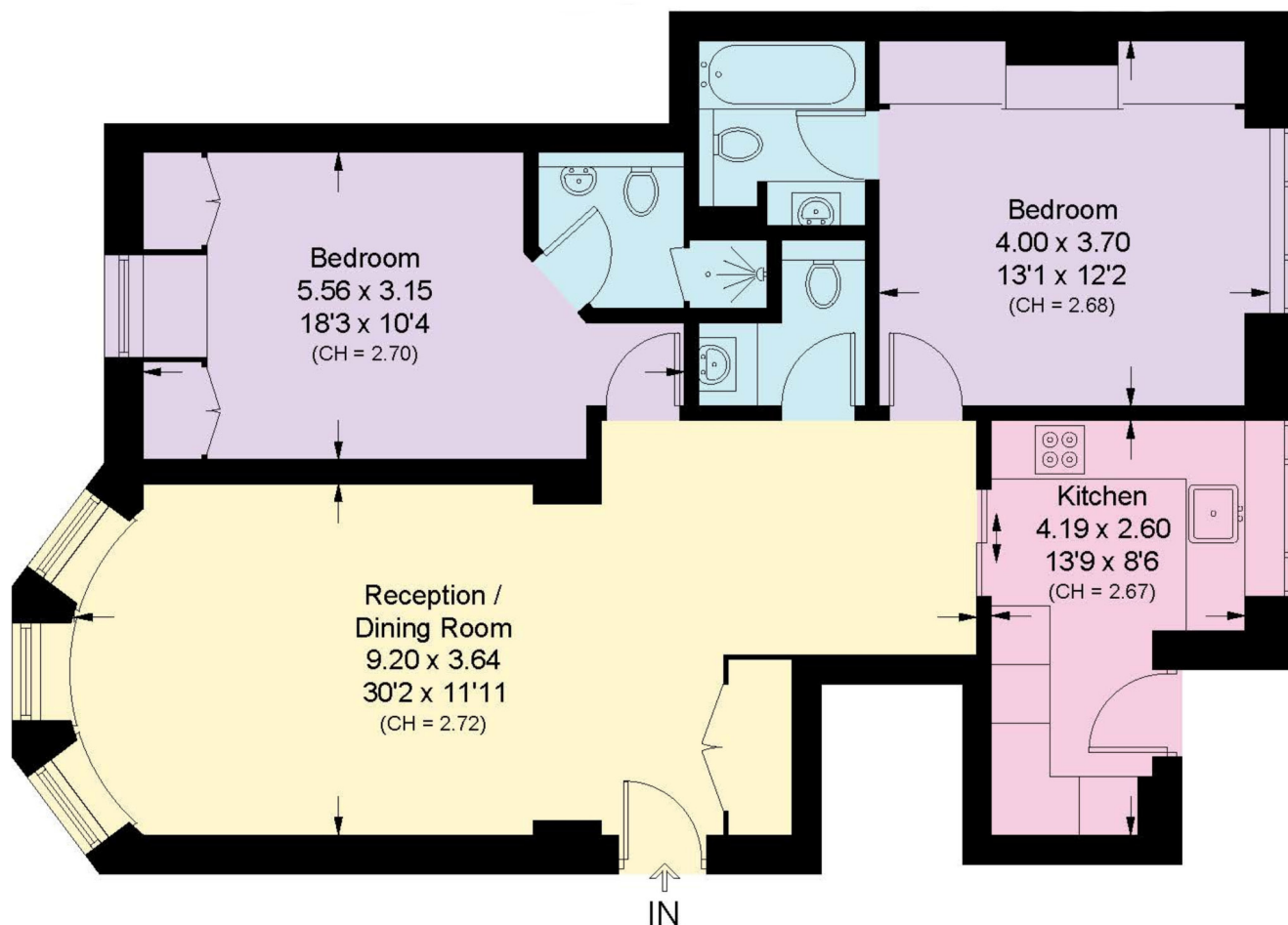
The apartment also features high ceilings, wooden flooring and underfloor heating in the bathrooms. Avenue Lodge is prominently located along London's famous Avenue Road and benefits from a passenger lift, first-come, first-served parking, basement storage, portorage and communal courtyard gardens.

Avenue Close is well-connected by public transport. St John's Wood Underground Station (Jubilee Line) offers direct access to Central London locations such as Bond Street, Westminster, and Canary Wharf.









(Not Shown In Actual Location / Orientation)

Raised Ground Floor

Approximate Area = 84.1 sq m / 905 sq ft
Including Limited Use Area (1.8 sq m / 19 sq ft)

(Including Limited Use Area 1.8 sq m / 19 sq ft)
Approximate Gross Internal Area = 84.1 sq m / 905 sq ft
Total = 88.6 sq m / 953 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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