Avenue Road, St John's Wood NW8

Knight Frank

Avenue Road,
St John's Wood NW8

A fantastic refurbishment opportunity, this exceptionally spacious four bedroom property in Avenue Close NW8 offers immense potential to create a truly unique and luxurious family home.

Set within a highly desirable, well-maintained development, this large property provides generous living spaces, a superb location, and the opportunity to add value through modernisation. The property features an expansive living room, ideal for both relaxation and entertaining, as well as a separate dining room (which could alternatively be used as a second living room).

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Asking price: £2,750,000

Tenure: Leasehold: approximately 894 years remaining

Service charge: £18,833.84 per annum + £2,328.92 reserve fund per annum. Paid half yearly. *We have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.

Ground rent: £239.70 per annum.*

Local authority: London Borough of Camden

Council tax band: H

A large kitchen offers ample room for a full renovation, providing a perfect canvas for those looking to design a contemporary, family-friendly cooking space and the four bedrooms are all of good size and feature space for fitted wardrobes.

The property is set within beautiful grounds and also comes with off street parking, a highly sought-after feature in this area. For added convenience and peace of mind, the building is served by a dedicated porter who ensures the smooth running of the development and its communal areas. With its superb dimensions, flexible layout, and prime location, this property represents an outstanding opportunity for anyone looking to create a dream home in one of NW8's most desirable addresses.

St John's Wood is a well established residential area with wonderful shops, restaurants and transport facilities providing easy access to central London. Local attractions include the Abbey Road studios, made famous by The Beatles and Lord's Cricket Ground. The American School in Loudoun Road is very popular, with many executives relocating to London with their families and close to the green spaces of Regent's Park and Primrose Hill.

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. Maida Vale Underground Station (Bakerloo Line) is also nearby, providing further connections to the West End and beyond.

Avenue Close

Approximate Gross Internal Area = 241.75 sq m / 2602.2 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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recycle
PRODUCED FROM SUSTAINABLE SOURCES.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2024. Photographs and videos dated December 2024.

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