



Avenue Road, NW8 7PX  
Asking Price £2,000,000

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# Avenue Road, NW8

- Eighth Floor Apartment 1788 sq ft
- Four Double Bedrooms
- Private Balcony
- Regents Park view
- 24h Porter
- Parking included
- Chain free

Located on the eighth floor of London House on Avenue Road in St John's Wood, this bright and airy four-bedroom apartment spans approximately 1,788 sq ft

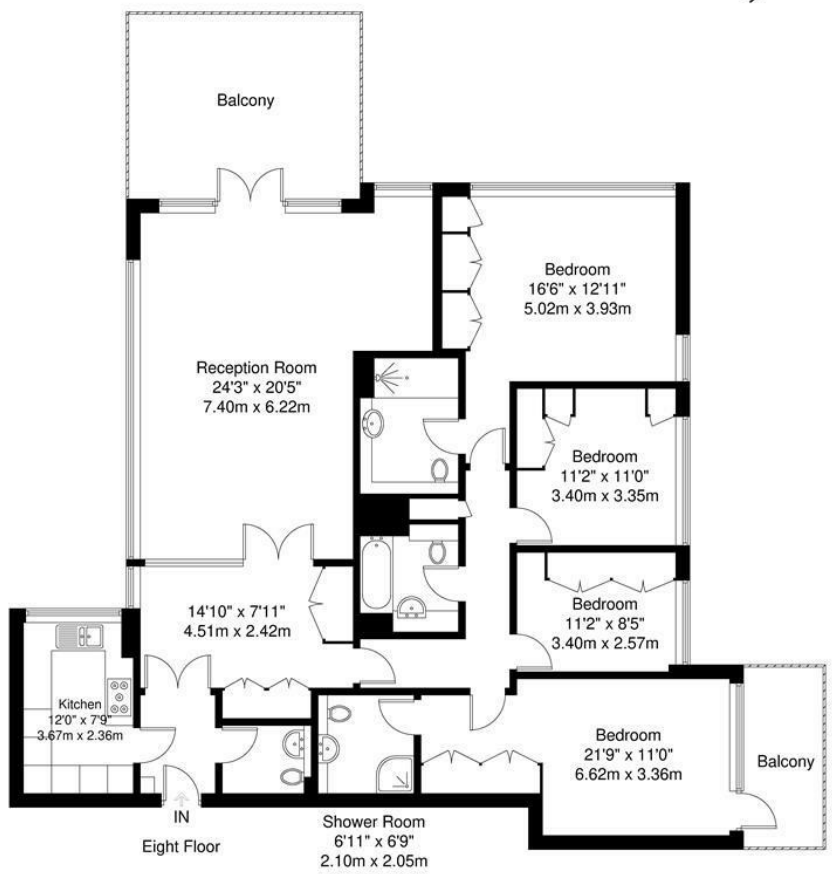
Four generously sized double bedrooms, all with built-in wardrobes, along with three contemporary bathrooms—two of which are en-suite. Additional conveniences include ample storage, A/C in two bedrooms and a W/C.

An inviting entrance hall, a separate, fully fitted modern kitchen, and a spacious reception/dining area that opens up to a private balcony, offering views of Regent's Park.

Residents have access to a 24-hour reception, secure underground parking for one car, communal gardens, and passenger lifts. The location is prime, just a short walk from Regent's Park and the vibrant St John's Wood High Street, with excellent transport links available at St John's Wood Underground station (Jubilee Line).







**London House, NW8**

Total Gross Internal Area = 159.8sq m / 1720 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Viewing**

Strictly by appointment with:  
Coopers of London , 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
info@coopersonlondon.co.uk

**0207 580 9658**

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