



## Avenue Road, NW8

£1,100,000

Set within a sought after St John's Wood development, this spacious two bedroom apartment offers both bedrooms en suite, a guest WC, and a superb 27 ft reception room. Further benefits include a separate kitchen, direct access to communal gardens, off street parking, and a share of freehold, offered chain free.

Avenue Lodge is ideally located in St John's Wood, moments from the boutiques, cafés, and restaurants of the High Street. Regent's Park is within easy walking distance, offering extensive green open space. Excellent transport links include St John's Wood underground station (Jubilee line) and nearby bus routes.

### Features

- Two Bedrooms
- Off Street Parking
- Long Lease
- Two Bathrooms
- Guest WC
- Chain Free

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Total area (approx.): 84.0 sq. m (904.1 sq. ft)  
External Storage area (approx.): 4.5 sq. m (48.4 sq. ft)