



London House

7-9 Avenue Road, NW8

Asking Price £2,100,000

An opportunity to acquire this 4-bedroom, 3-bathroom apartment with far reaching views across the London skyline.

Situated within a luxurious sought after landmark building on Avenue Road, this well-proportioned apartment offers bright and lateral accommodation and features a superb reception/dining room with sliding doors leading onto a south facing balcony. There is also a separate kitchen, principal bedroom suite, second bedroom with en suite, 2 further bedrooms, family bathroom and a guest cloakroom.

The property further benefits from 24-hour portorage a communal garden, lift, an underground parking space and a long lease with share of the freehold.

CHESTERTONS



London House

7-9 Avenue Road, NW8

- 4 Bedroom, 3 Bathroom Apartment
- Share of Freehold
- 1,750 sq. ft.
- 2 Balconies
- Parking Space
- Porter
- Lift



Tenure: Share of Freehold (939 years Leasehold)
Service Charge: £18,500pa (includes £5,410pa into the sinking fund).
Ground Rent: £0
Local Authority: Westminster
Council Tax Band: H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C	77	78
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
(1-20)			

England, Scotland & Wales EU Directive 2002/91/EC

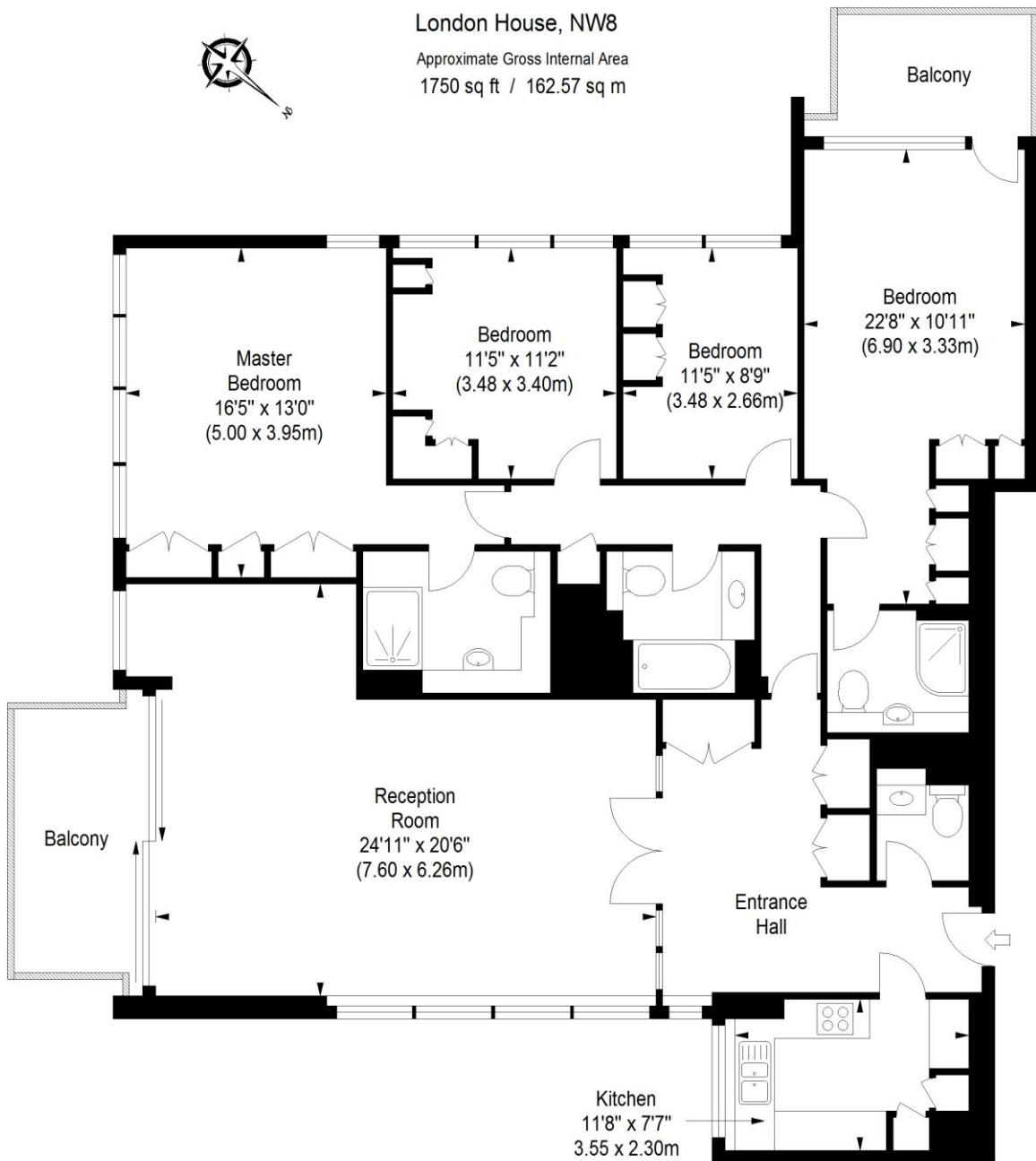
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Approximate Gross Internal Area
1750 sq ft / 162.57 sq m



Eighth 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

