



Avenue Road, London NW8 6BP

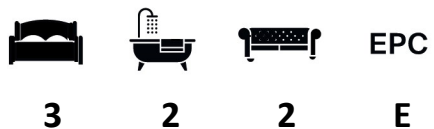
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**WAYNE  
& SILVER**

## Avenue Road, London NW8 6BP

A charming three-storey terraced townhouse situated on one of London's most prestigious streets. The property offers three well-proportioned double bedrooms, two modern bathrooms, a bright reception room, and a separate dining room that opens onto a beautifully landscaped rear garden — perfect for entertaining or relaxing.

Ideally positioned on Avenue Road, NW8, this sought-after location is just a short stroll from St John's Wood High Street and Underground station (Jubilee Line), as well as the open green spaces of Regent's Park, offering an exceptional blend of convenience and tranquillity in the heart of North West London.



**Rent:** £4,680 Per Month

**Available:** Now





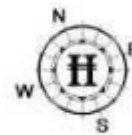












# AVENUE ROAD

**APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM)**  
 GROUND FLOOR = 382 SQ. FT. (35.5 SQ. M.)  
 FIRST FLOOR = 387 SQ. FT. (36.0 SQ. M.)  
 SECOND FLOOR = 388 SQ. FT. (36.1 SQ. M.)  
**REDUCED HEADROOM**  
 6 SQ. FT. (0.6 SQ. M.)  
**TOTAL = 1163 SQ. FT. (108.2 SQ. M.)**

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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID262632)

41 Heath Street  
Hampstead  
London  
NW3 6UA

We would be delighted to tell you more  
020 7431 4488  
info@wayne-silver.com

[wayne-silver.com](http://wayne-silver.com)

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