



**BEAUCHAMP  
ESTATES**

AVENUE ROAD  
ST JOHN'S WOOD





A four bedroom apartment ideal for a family with a large private garden.

 4  3

## Exterior

A large private rear garden is directly overlooked by the home, with additional terrace space for outdoor seating. Residents benefit from concierge services and underground parking, plus practical external storage via a shed.

## Highlights

- Garden
- Parking
- Concierge
- Lift Access
- Patio





## Interior

The apartment has been recently refurbished with strong natural light throughout. The rear reception room is enclosed in glass with direct garden views and features marble flooring, while a second reception room and a kitchen with dining space support day-to-day living and entertaining. The principal suite includes an ensuite, with further bedrooms served by additional ensuites and a guest cloakroom.

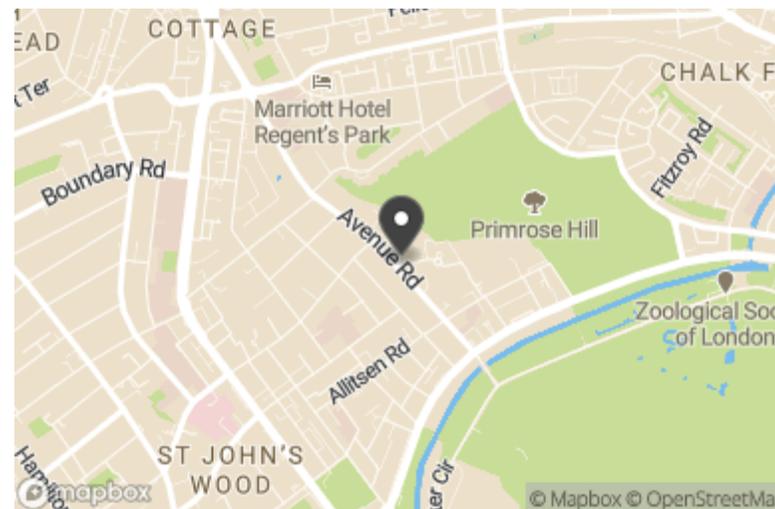


## Features

- 24/7 Concierge
- Lift

## Location

Set on Avenue Road, the property sits close to Primrose Hill with wide city views. St John's Wood High Street is nearby for cafes, boutiques and restaurants, with Regent's Park also within walking distance.



# Terms

Price: £3,500,000

Tenure: Leasehold, 149 years remaining

Ground Rent: £100.00

Service Charge: £28,000.00

Local Authority: Camden

Council Tax Band: H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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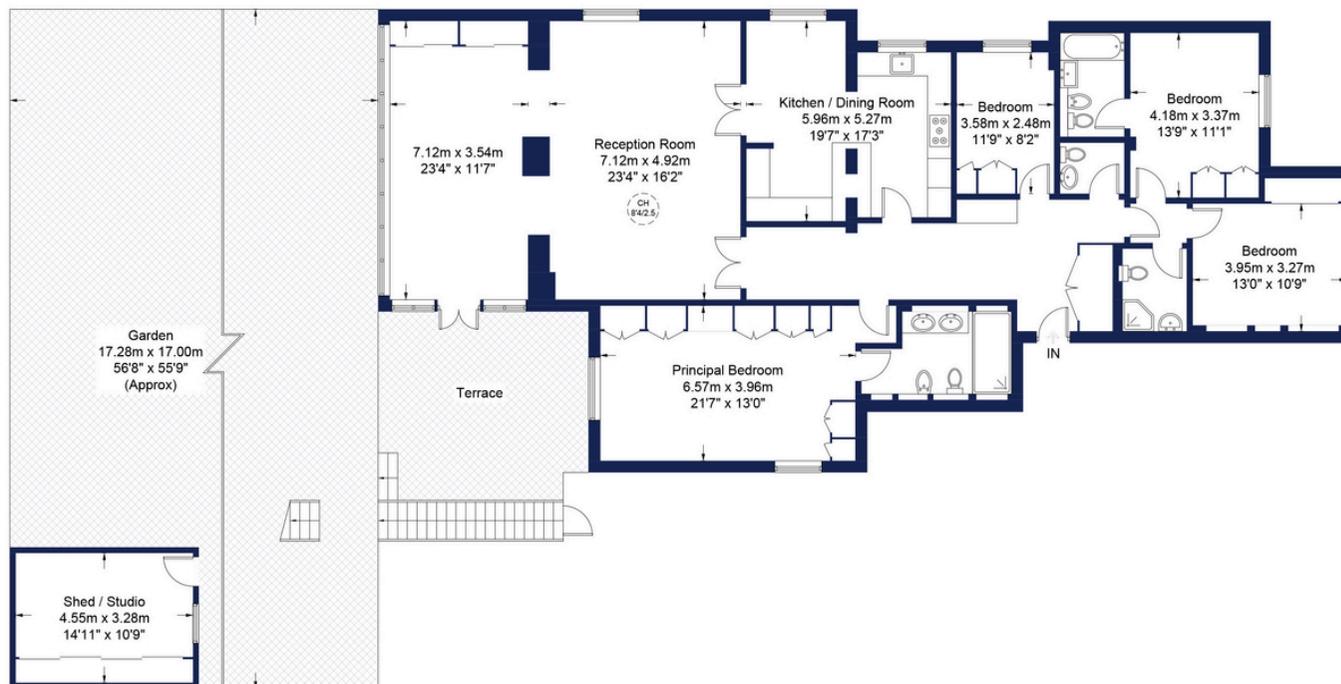


## Avenue Road, NW8

Approximate Gross Internal Area = 203.6 sq m / 2191 sq ft

Shed / Studio = 15 sq m / 161 sq ft

Total = 218.6 sq m / 2352 sq ft



Ground Floor



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. (ID909628)





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