



AVENUE ROAD

St John's Wood
London
NW8

Asking Price
£2,950,000

Joint Sole Agent

An exceptional interior designed two bedroom, two bathroom apartment, enviably situated on the seventh floor of this prestigious modern apartment building with far reaching views of Regents Park. The apartment originally went through an extensive refurbishment programme to provide spacious and contemporary accommodation to the highest specification including bespoke elegant interiors, integrated audio sound system, wooden flooring and secondary glazing.

AVENUE ROAD

St John's Wood
London
NW8

Asking Price
£2,950,000
Subject To Contract

Joint Sole Agent

Leasehold 942 Years +
Share of Freehold

Service Charge: £18,482.00 P/A
Ground Rent: £5 P/A
Sinking Fund: £1,480.00 P/A

The property comprises an impressive 31 ft double reception room with sensational panoramic views over Regent's Park and many of London's iconic buildings, principal bedroom suite with walk-in dressing room and luxury en-suite bathroom, second bedroom suite with en-suite shower room, a stunning bespoke fully fitted kitchen with breakfast bar and separate utility room. The property has the added advantage of two underground parking spaces, 24 hour porterage, recently refurbished entrance lobby, passenger lift, air conditioning, basement storage.

Two Avenue Road is a highly sought after block occupying a prominent position on the corner of Avenue Road and Prince Albert Road, conveniently located for all local amenities of St Johns Wood, Regents Park and Primrose Hill. St Johns Wood High Street with its fashionable shops, cafes and boutiques is just a short walk away.



ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com

ACCOMMODATION

- 2 Bedrooms
- 1 Reception Room
- 2 Bathrooms (One En-Suite)
- Kitchen/Breakfast Room
- Utility Room

AMENITIES

- Resident Parking
- 2 Secure Underground Parking Spaces
- 24 Hour Portage
- Guest Forecourt Parking

COUNCIL TAX: G

EPC RATING: C



ASTON CHASE

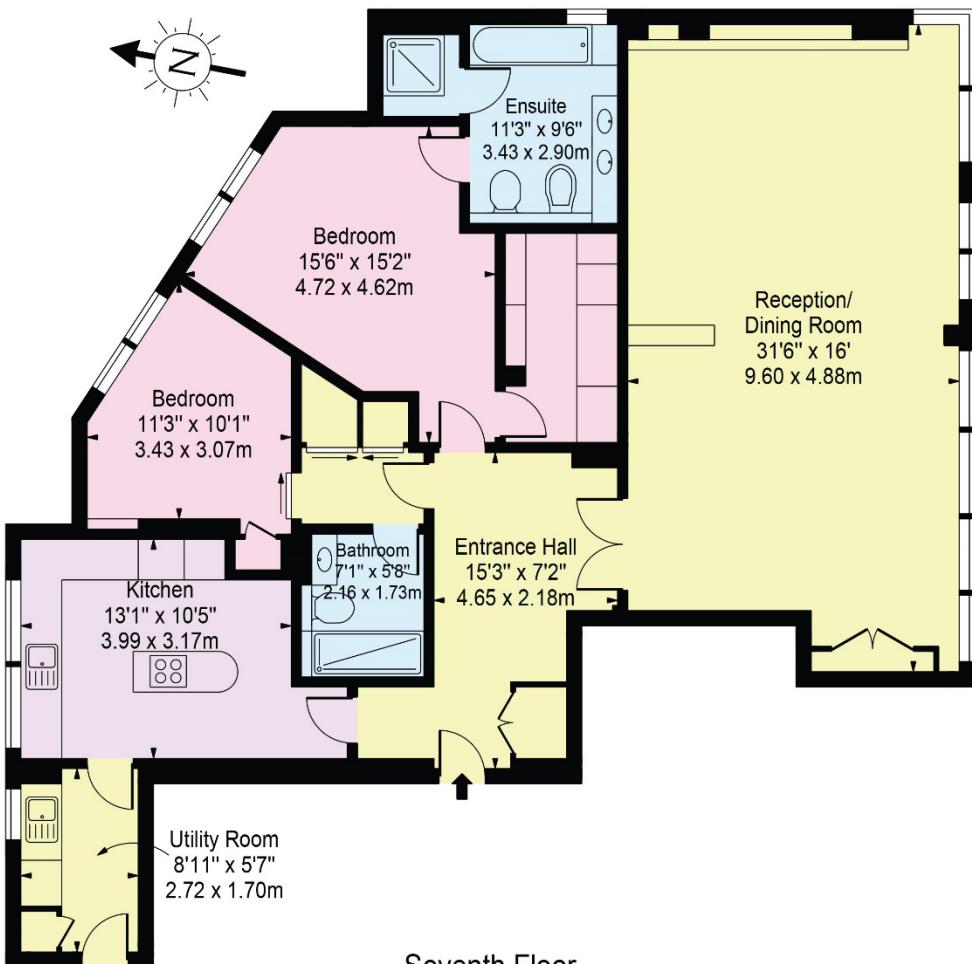
67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com



ASTON CHASE

Avenue Road, NW8



Seventh Floor

Approx. Gross Internal Area 1385 Sq Ft - 128.67 Sq M

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)	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, Scotland & Wales		EU Directive 2002/91/EC

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com

S T O
Y . Z .
C H A S E

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.