



## AVENUE ROAD

St John's Wood  
London  
NW8

Asking Price  
£2,950,000

Sole Agent

A meticulously designed three-bedroom, three-bathroom apartment spanning 165.3 sq.m /1,780 sq.ft. Positioned on the first floor of a prestigious modern building, the residence boasts delightful views looking towards Regents Park.

Renovated in 2014, the apartment underwent an extensive refurbishment program, resulting in a sophisticated interior with high-end finishes and spacious lateral accommodation. The double aspect expansive 31 ft reception room benefits from being exceptionally bright and opens to a private balcony, and the principal bedroom suite features a luxurious ensuite bathroom. The second bedroom suite includes an ensuite shower room. The third bedroom, equipped with an en-suite shower room, offers flexibility as a study or TV room. In addition there is a separate bespoke fully fitted kitchen with breakfast bar.

# ASTON CHASE

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Asking Price  
£2,950,000  
Subject To Contract

Sole Agent

Leasehold 942 Years

Service Charge: £20,785 P/A  
Ground Rent: Peppercorn

The property also comes with the added convenience of an underground parking space, allocated storage area, 24-hour portorage, a recently refurbished entrance lobby, and guest parking on the building's forecourt. Additionally, 2 Avenue Road has been subject to a comprehensive renovation including new passenger lifts and communal parts.

Situated at the corner of Avenue Road and Prince Albert Road, Two Avenue Road is a highly sought-after address, strategically located for easy access to St Johns Wood, Regents Park, and Primrose Hill. St Johns Wood High Street, with its trendy shops, cafes, and boutiques, is just a short stroll away.



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## ACCOMMODATION

- 3 Bedrooms
- Principal Bedroom With En-Suite Bathroom
- Bedroom 2 with En-Suite Shower Room
- Bedroom 3 With En-Suite Shower Room
- Reception Room
- Kitchen

## AMENITIES

- Secure Designated Underground Parking for 1 car
- Private Balcony
- 24 Hour Porter
- Passenger and Service Lift
- Guest Parking
- Allocated Storage Area in Basement
- Ample Storage Throughout the Property

COUNCIL TAX: H

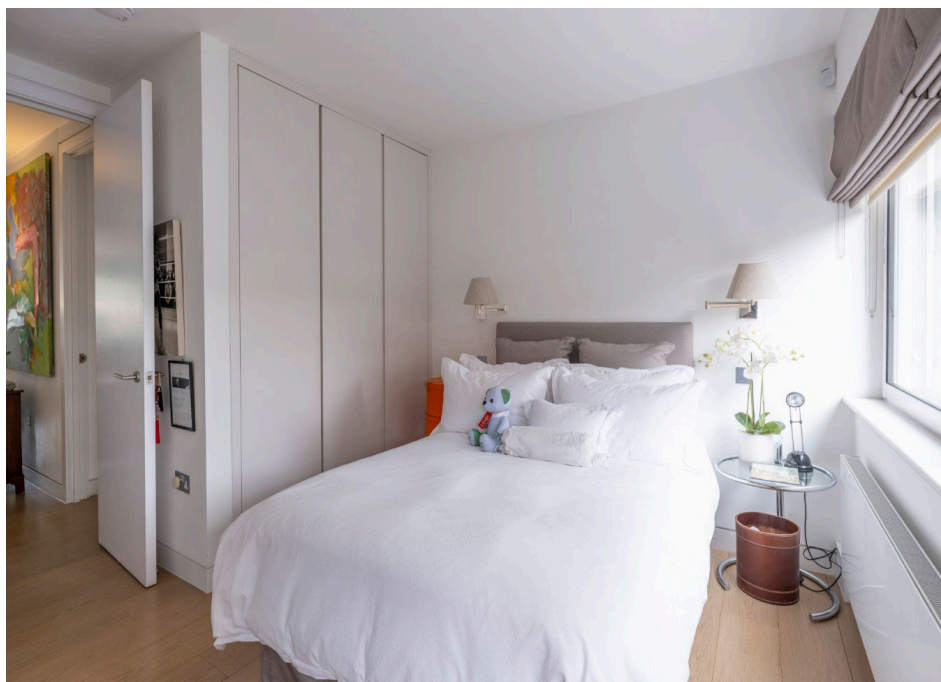
EPC RATING: C



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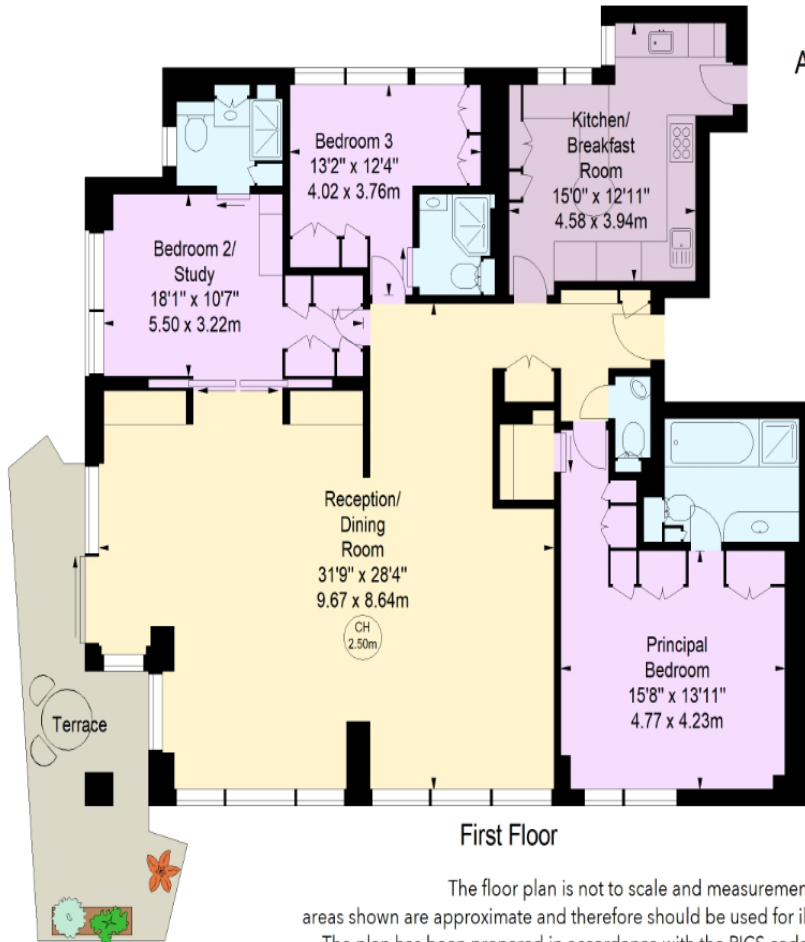
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Avenue Road, NW8  
 Approximate gross internal area  
 165.36 sq m / 1,780 sq ft



First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
 © Orange Tree Photography

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	81
(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	

