



## AVENUE ROAD

St Jonn's Lodge  
London  
NW8

Guide Price  
£1,750,000

Sole Agent

Situated on the fifth and sixth floors of a prestigious building on Avenue Road is an exceptional opportunity to acquire this three-bedroom modern duplex apartment (139 sq.m/1,493 sq.ft). The upper floor's open-plan layout integrates the living, dining, and kitchen areas, leading to two private balconies with excellent views. The lower floor features three bedrooms, including a principal bedroom with a luxurious en-suite shower room and a walk-through wardrobe. The two additional bedrooms share a well-appointed family bathroom.

# ASTON CHASE

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£1,750,000  
Subject To Contract

Sole Agent

Leasehold 123 Years

Service Charge: £11,213 P/A

Residents benefit from a porterage service and a private lock-up garage, ensuring both security and convenience. Located in the prime area of St John's Wood (NW8), the apartment boasts outstanding connectivity. Swiss Cottage Station on the Jubilee Line is just 0.1 miles away, offering easy access to central London. The vibrant amenities of St John's Wood High Street, the American School of London, Regent's Park, and Primrose Hill are all within a 0.2-mile radius.



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## ACCOMMODATION

Three Bedrooms, Bathroom, En-Suite Bathroom, Guest Cloakroom, Reception Room, Kitchen

## AMENITIES

Two Balconies, Porter, Lift, Garage

COUNCIL TAX: G

EPC RATING: C



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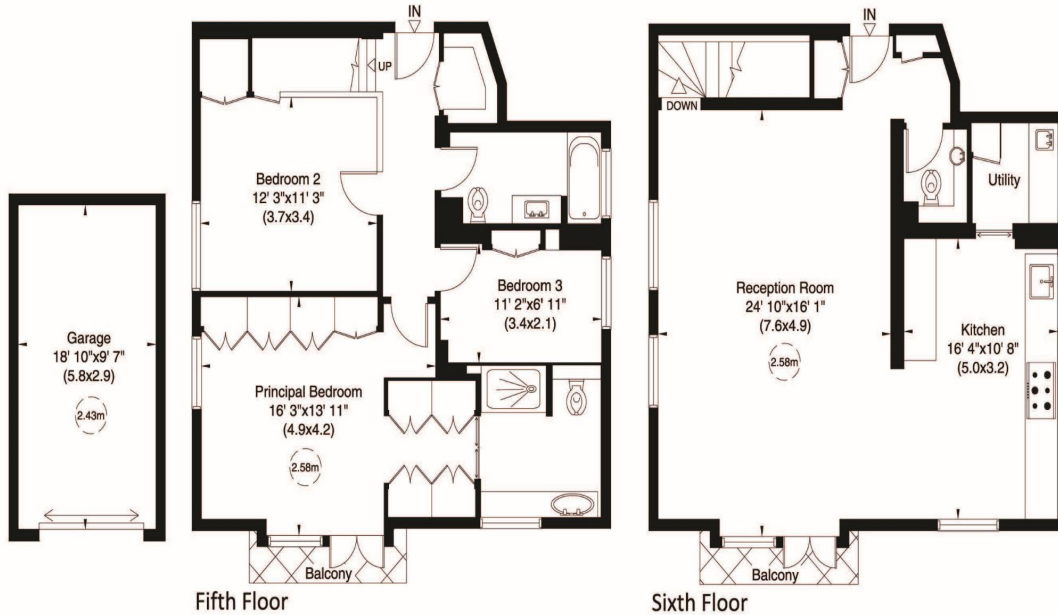
## Avenue Road, NW8

Approximate Gross Internal Area

155 sq m/ 1673 sq ft Including Garage

139 sq m/ 1493 sq ft Excluding Garage

Not to Scale, for identification only



For guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 75                      | 77        |
| (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 |           |

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### 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.