

ASTON CHASE

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

astonchase.com



AVENUE ROAD

St John's Wood
London
NW8

Asking Price
£1,595,000

Multiple Agent

A rare opportunity to acquire this top-floor duplex apartment in need of updating, offering two bedrooms and a versatile third space that can be used as a study or home office. Enjoy views towards Primrose Hill from your private roof terrace.

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Asking Price
£1,595,000
Subject To Contract

Multiple Agent

Leasehold 934 Years

Ground Rent: £59.15 P/A
Service Charge: £15,749.14 P/A

Additional features include a spacious reception room, an eat-in kitchen, a guest WC and en-suite bathrooms. This secure development offers on-site porter services, resident and guest parking, and a communal garden. Avenue Close is located just off Avenue Road, with both Regent's Park and Primrose Hill less than half a mile away. There is also a variety of transport links such as St John's Wood Underground Station (Jubilee Line) and Swiss Cottage Underground Station (Jubilee Line) less than one mile away.



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ACCOMMODATION

- 2 Bedrooms
- Bedroom 3/Conservatory
- En Suite Bathroom
- En Suite Shower Room
- Guest WC
- Reception Room
- Kitchen/Breakfast Room

AMENITIES

- Roof Terrace
- On Site Porter
- Communal Garden
- Residents' Parking

COUNCIL TAX: H

EPC RATING: B



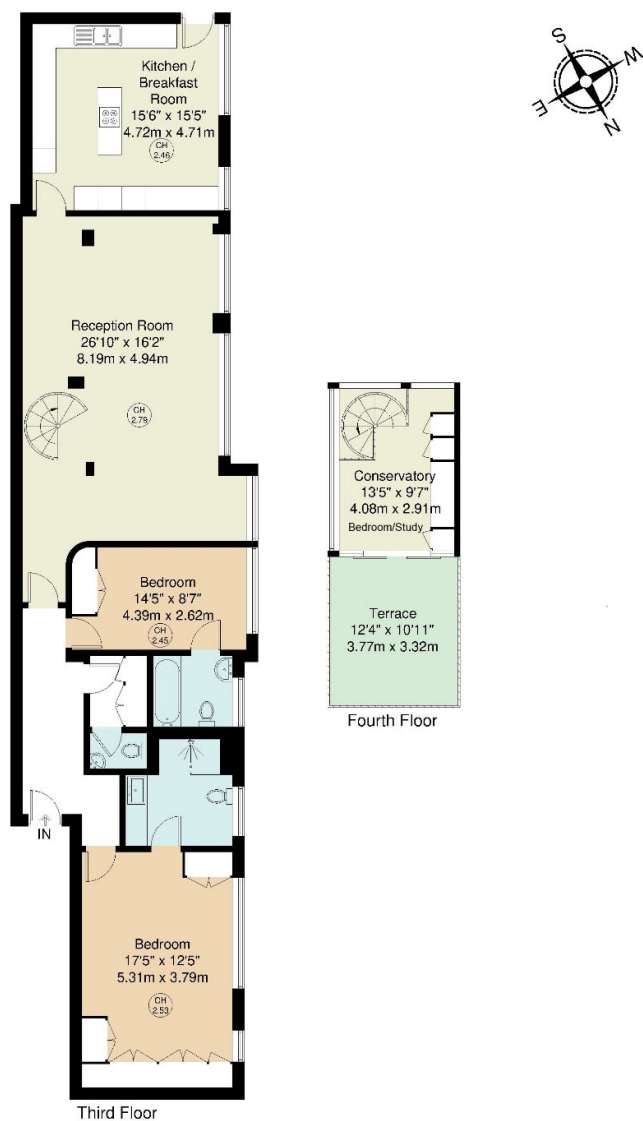
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Avenue Close, Avenue Road, NW8 6DA

Total Gross Internal Area = 143.3 sq m / 1542 sq ft

CH : Ceiling Height

All Measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B	88	88
(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		

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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.