



ST STEPHENS CLOSE

Avenue Road
St John's Wood
London
NW8

Asking Price
£2,700,000

Joint Sole Agent

This generously proportioned 4/5 bedroom family apartment (2,407 sq. ft.) occupies the top floor of a reputable portered purpose build block nestled along a secluded road in St John's Wood.

The layout is thoughtfully designed, separating living and bedroom areas, accommodation includes a spacious eat-in kitchen, utility room, reception room, dining area, and a versatile playroom/double bedroom option. With good ceiling height throughout and abundant natural light, the apartment offers a bright and airy living within a secure development.

ASTON CHASE

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020 7724 4724
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Subject To Contract

Added conveniences include 24-hour portorage, two parking spaces, guest parking, beautifully landscaped communal gardens, and exclusive access to Primrose Hill via a private gate. St Stephen's Close is also conveniently close to the vast expanses of Regent's Park. St John's Wood High Street, renowned for its array of shops, boutiques, and dining establishments, is just a short distance away (approximately 0.4 miles) as well as St John's Wood Underground Station (Jubilee Line).

Joint Sole Agent

Leasehold 970 Years
+ Share of Freehold

Reserve Fund: £8,400 P/A
Service Charge: £19,209.40 P/A
Ground Rent: £400 P/A
Heating & Hot Water: £2,494.80 P/A



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ACCOMMODATION

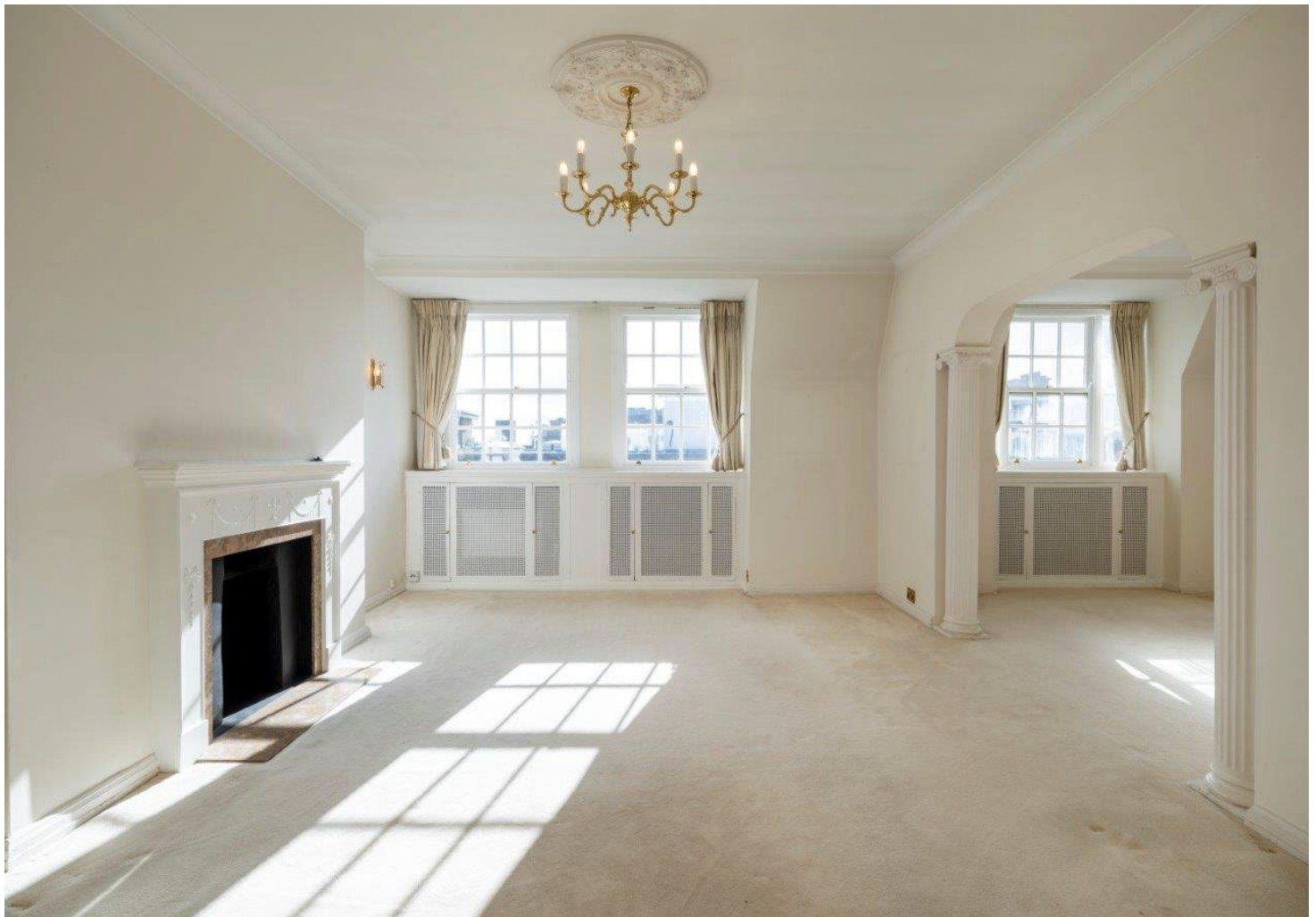
- 4/5 Bedrooms
- Family Room
- En Suite Shower Room
- 2 Bathrooms
- Guest WC
- Reception Room
- Dining Room
- Kitchen
- Utility Room

AMENITIES

- Entry Phone
- 24 Hour Porter
- Lift
- Parking

COUNCIL TAX: H

EPC RATING: E



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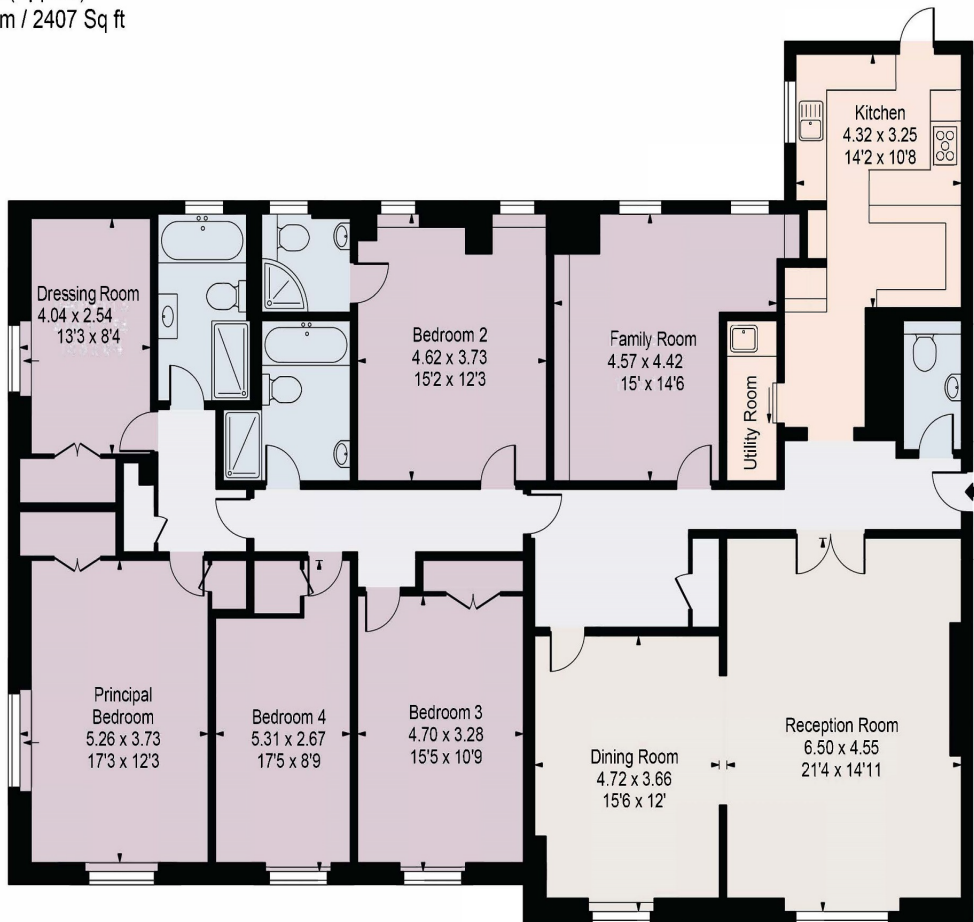


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St. Stephen's Close

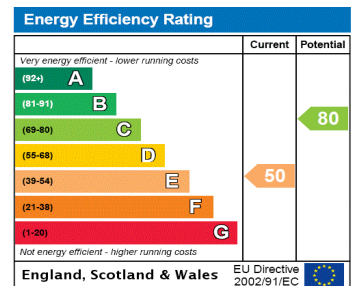
Gross Internal Area (Approx)

Total = 223.62 Sq m / 2407 Sq ft



Fourth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
For Illustration Purposes Only - Not To Scale



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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.