

# ASTON CHASE



**AVENUE ROAD**  
St Johns Wood, NW8

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## AVENUE ROAD

Situated on the first floor of this luxury new, gated development with access via a communal passenger lift, is this beautifully designed three bedroom, three bathroom lateral apartment spanning 1,626 sq ft.

This exquisite and spacious apartment comprises three well proportioned double bedrooms, all with en-suite bathrooms, an open plan kitchen kitchen/reception room featuring Bosch appliances and a separate utility room. Further benefits include ample storage, comfort cooling and one off street parking space.

Located on the desirable east side of St. John's Wood, the property is ideally situated for the local amenities of St. John's Wood High Street (approximately 0.3 miles walk), Primrose Hill (approximately 0.3 miles walk) and Regent's Park (approximately 0.1 miles walk) where one can find an abundance of shops, cafes, restaurants and green spaces.

## ACCOMMODATION

Three Double Bedrooms, Three Ensuite Bathrooms, Open Plan Kitchen/Reception Room, Utility Room, Guest WC

## AMENITIES

Off Street Parking For One Car  
Comfort Cooling Throughout





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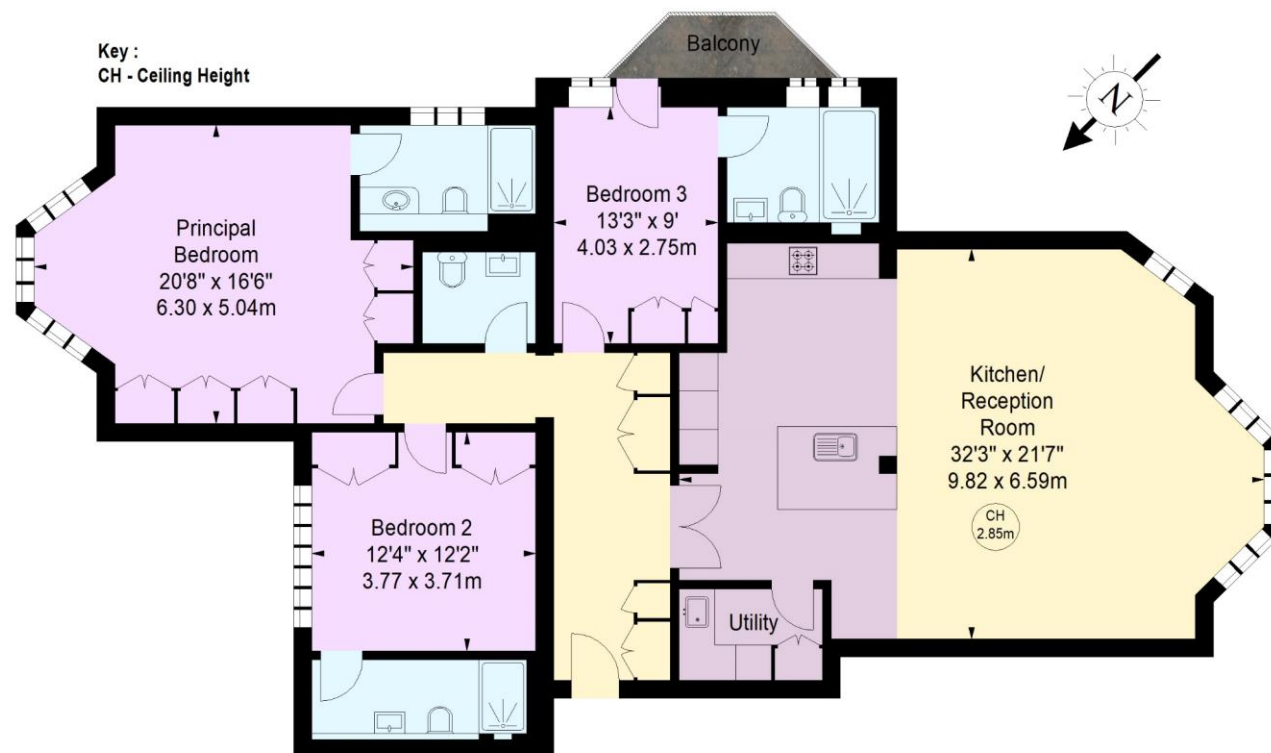


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# Avenue Road, NW8

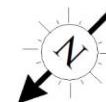
Approximate gross internal area  
151.06 sq m / 1,626 sq ft



First Floor



Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### IMPORTANT NOTICE

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