



**AVENUE ROAD**  
St Johns Wood, NW8

## AVENUE ROAD

Situated on the first floor of this luxury, gated new development with access via a communal passenger lift, is this beautifully designed three-bedroom, three-bathroom lateral apartment spanning 1,517 sq ft.

This exquisite and spacious apartment comprises three well-proportioned double bedrooms, all with en-suite bathrooms, a separate kitchen, and a spacious reception room which leads directly on to a private terrace. 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



## ACCOMMODATION

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

## AMENITIES

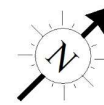
Off Street Parking For One Car  
Comfort Cooling Throughout



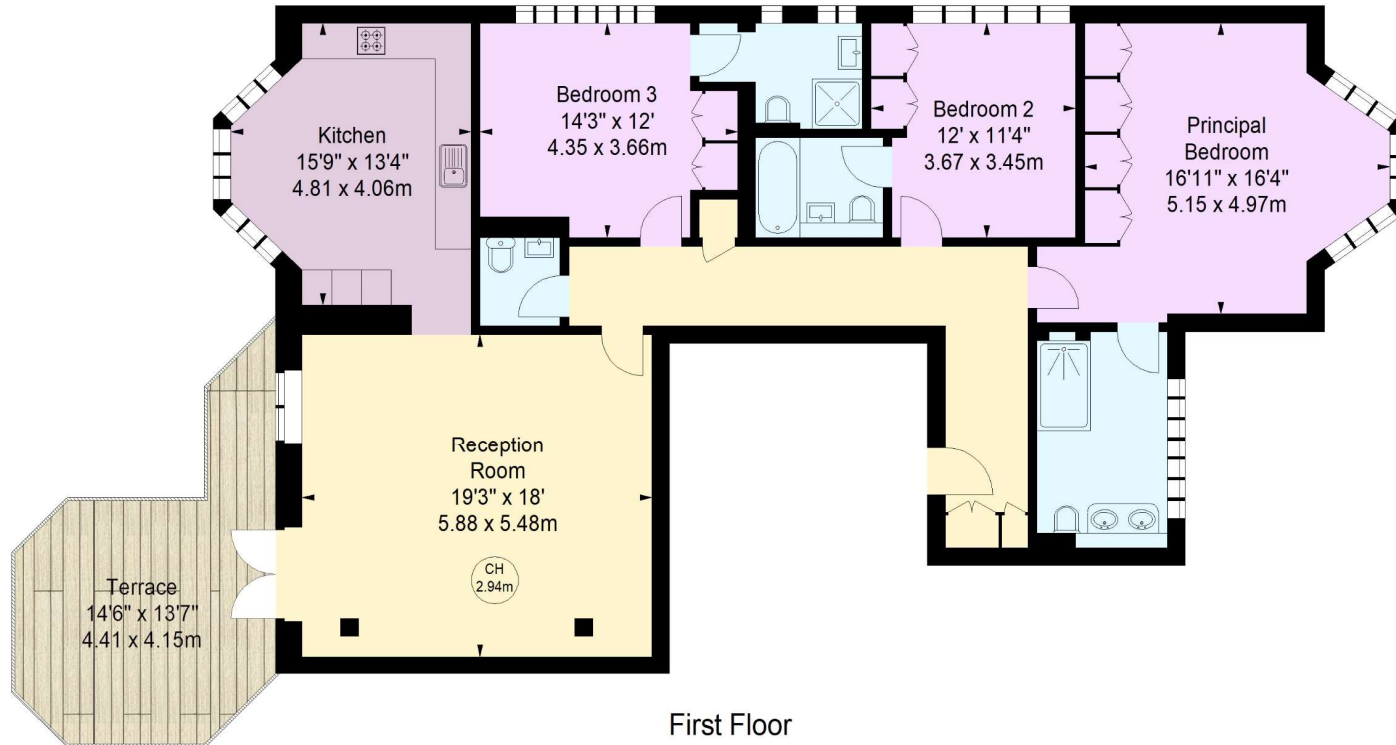




Avenue Road, NW8  
 Approximate gross internal area  
 140.93 sq m / 1,517 sq ft



Key :  
 CH - Ceiling Height



First Floor



Illustration For Identification Purposes Only.  
 All measurements and areas are approximate, not to scale.  
 © Orange Tree Photography

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |