



AVENUE ROAD

St Johns Wood
London
NW8

Asking Price
£3,495,000

Joint Sole Agent

This expansive three-bedroom penthouse spans two levels and offers refined living in one of London's most exclusive residential areas. With elegant interiors, multiple balconies, and a private rooftop terrace, the home provides both comfort and sophistication for longer stays. High ceilings, large windows, and classic architectural details combine with modern amenities to create a bright, welcoming atmosphere throughout.

ASTON CHASE

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£3,495,000
Subject To Contract

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Leasehold 58 Years Remaining

Service Charge: £31,500 P/A
Ground Rent: £100 P/A

Located across the fourth and fifth floors of a secure, concierge-serviced building with lift access, the apartment comprises a spacious open-plan living and dining area with large windows, a fully equipped kitchen, three double bedrooms with three en-suite bathrooms, a separate utility room and a private rooftop terrace.

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, Primrose Hill and Regent's Park where one can find an abundance of shops, cafes, restaurants and green spaces.



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ACCOMMODATION

- Spacious reception room
- Three double bedrooms
- Three ensuite bathrooms
- Guest WC
- Utility room
- Roof terrace

AMENITIES

- Off street parking available
- Concierge

COUNCIL TAX: H

EPC RATING: B



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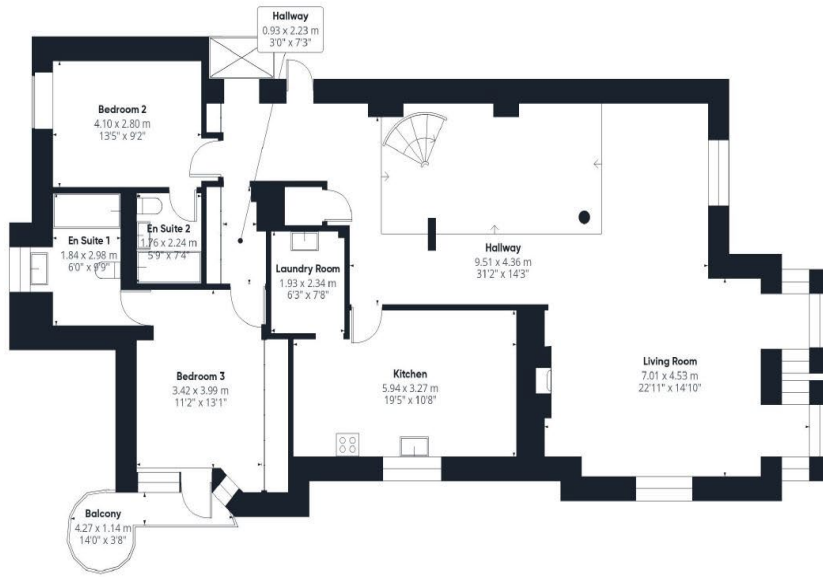
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Floor 0



Floor 1

GLA⁽¹⁾

232.7 m²
2504 ft²

Total
255 m²
2744 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.