



AVENUE CLOSE, ST JOHN'S WOOD, LONDON, NW8 £1,595,000 LEASEHOLD

A unique opportunity to purchase this top-floor duplex apartment which benefits from two bedrooms and a third-bedroom which can also be used as a study with direct access to a fantastic roof-terrace with views towards Primrose Hill. The property further benefits from a 26ft reception room, an eat-in kitchen, a guest wc, two en-suite bathrooms and bespoke fitted wardrobes in all bedrooms. This secure development also has an on-site porter as well as residents' parking and a communal garden. 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

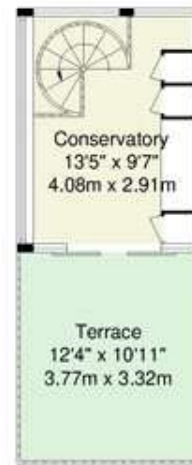
Three Bedrooms | Reception Room | Eat-In Kitchen | Two En-Suite Bathrooms | Guest WC | Roof Terrace | Porterage | Residents Parking | Leasehold

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Fourth Floor

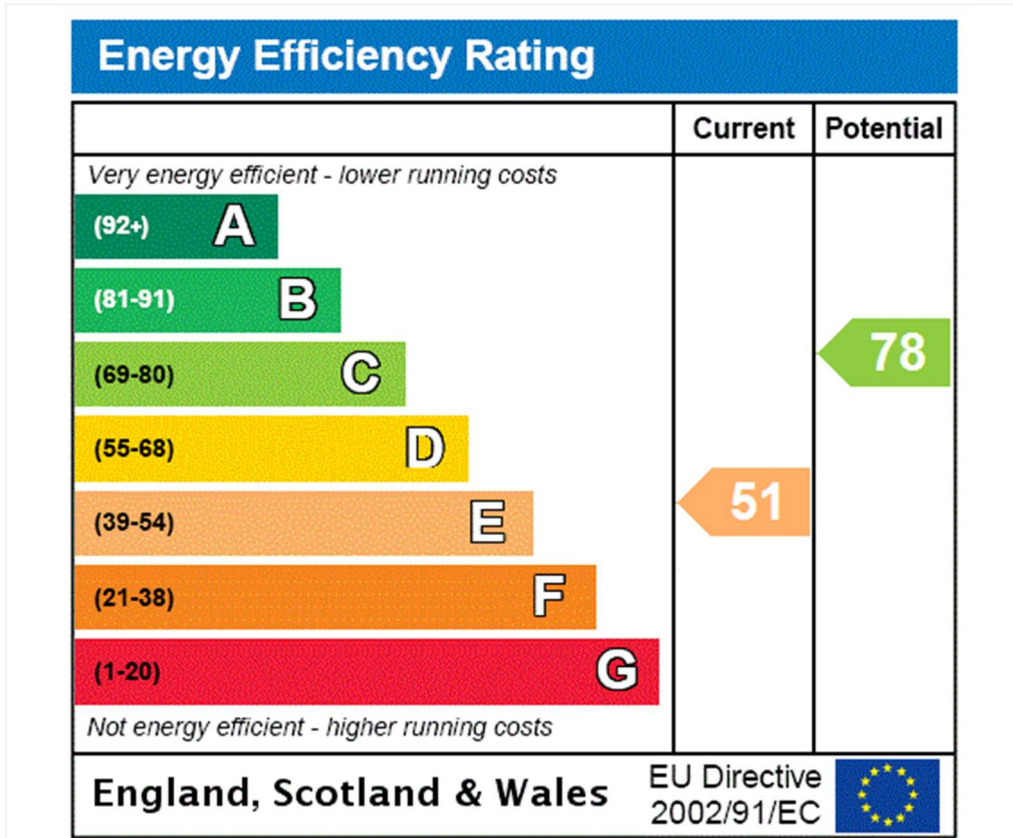
Third Floor

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



Tenure: Leasehold

Term: Expires - 22/12/2958

Service Charge: £15,749.14 per annum

Ground Rent: £59.15 Annually (subject to increase)

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 |



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