



## AVENUE CLOSE, ST JOHN'S WOOD, LONDON, NW8 £1,250,000 LEASEHOLD

A newly refurbished and extremely stylish apartment with balcony arranged on the second floor of this sought after purpose built block with lift. The apartment extends to approx 1,165 sq. ft./108.23 sq. m. which is arranged with three bedrooms and a wonderful open-plan reception, dining area and kitchen, which is ideal for entertaining. Avenue Close is a low built portered development enviably located off Avenue Road, set around mature landscaped gardens.

Principal Bedroom With En Suite Bathroom | Two Further Bedrooms | Bathroom | Guest WC | Open Plan Kitchen/Reception/Dining Room | Off Street Parking On A First Come First Served Basis | Basement Storage Cage | Balcony | Communal Garden | Passenger Lift | Porterage | Video Entrance Phone | Leasehold

**Winkworth**

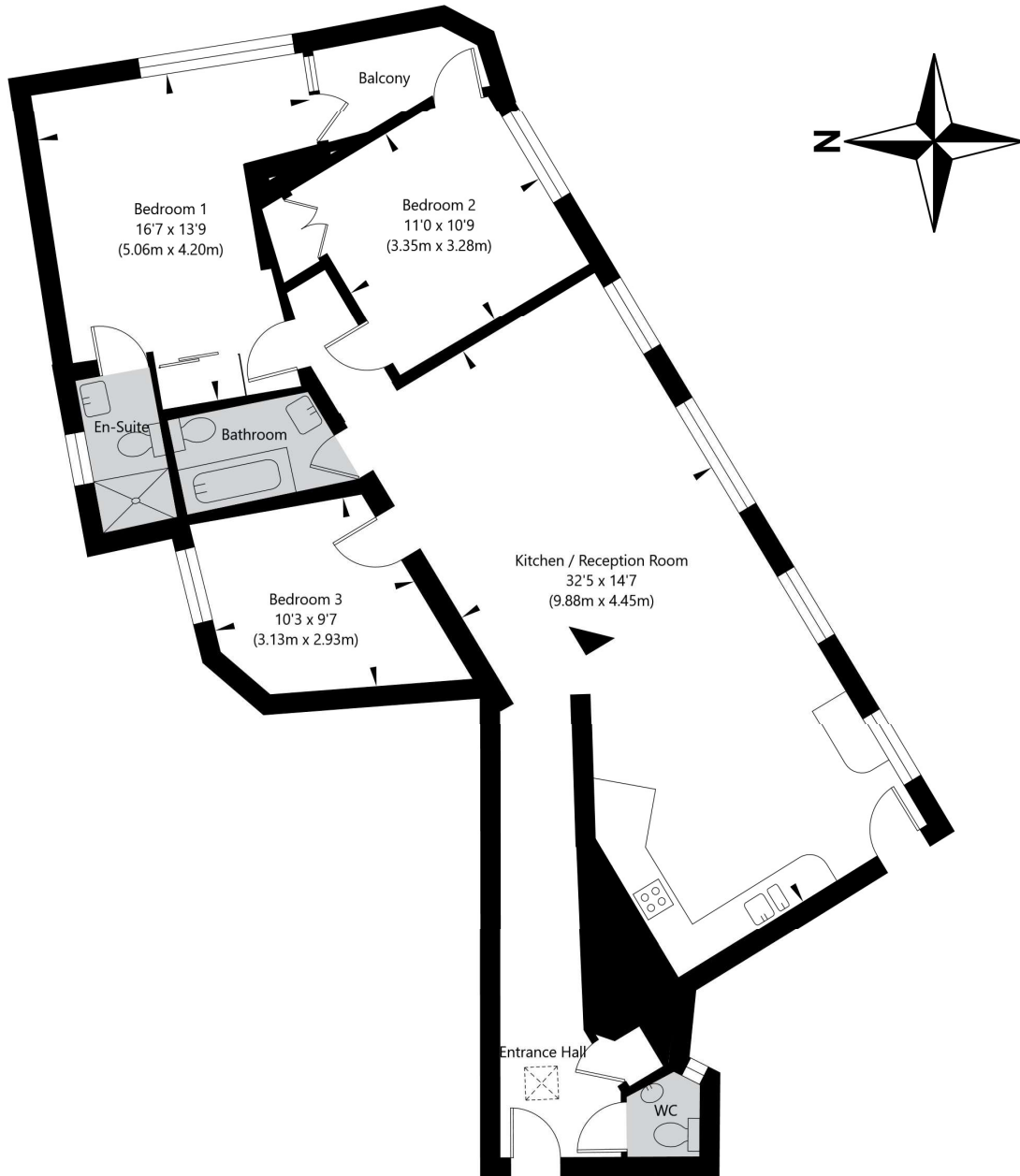
for every step...

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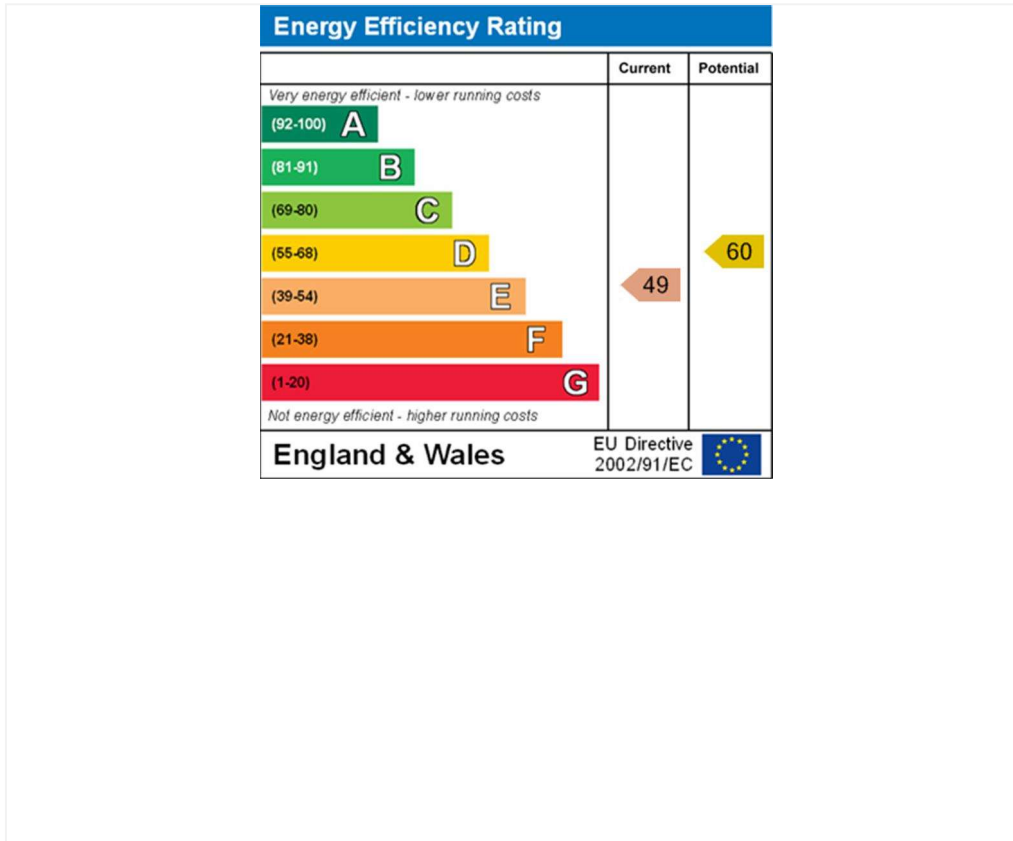
Avenue Close, Avenue Road, St John's Wood, London, NW8 6BY

Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 104.53 SQ M / 1125 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 104.53 SQ M / 1125 SQ FT  
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**Tenure:** Leasehold

**Term:** Expires - 22/02/2958

**Service Charge:** £15,749.14 per annum

**Ground Rent:** £118.3 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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