



AVENUE CLOSE, ST JOHN'S WOOD, LONDON, NW8 £1,895,000 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

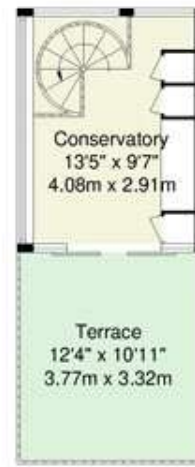
Three Bedrooms | Reception Room | Eat-In Kitchen | Two En-Suite Bathrooms | Guest WC | Roof Terrace | Portage | Residents Parking | Leasehold

Winkworth

for every step...

winkworth.co.uk/st-johns-wood





Fourth Floor

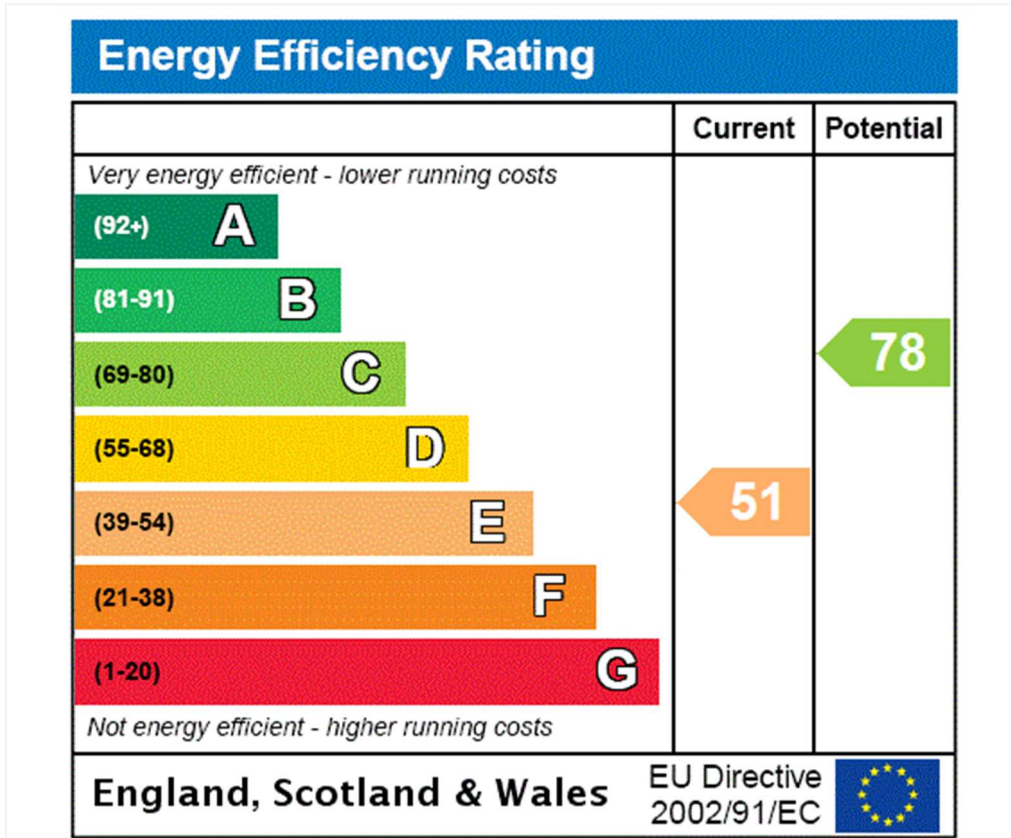
Third Floor

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.

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. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

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



for every step...

winkworth.co.uk/st-johns-wood

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.