



## AVENUE ROAD, LONDON, NW8 £1,850 PER WEEK UNFURNISHED

Situated on the fifth floor of this popular portered apartment block, is an excellent family home offering spacious living accommodation, two large balconies, underground parking for one car and is ideally located for the open space of Regents Park and the amenities of St Johns Wood High Street.

Four Bedrooms | Three Bathrooms (Two En-Suites) | Guest WC | Double Reception Room | Dining Room | Kitchen | Two Balconies | Communal Gardens | Underground Parking | 24 Hour Portage

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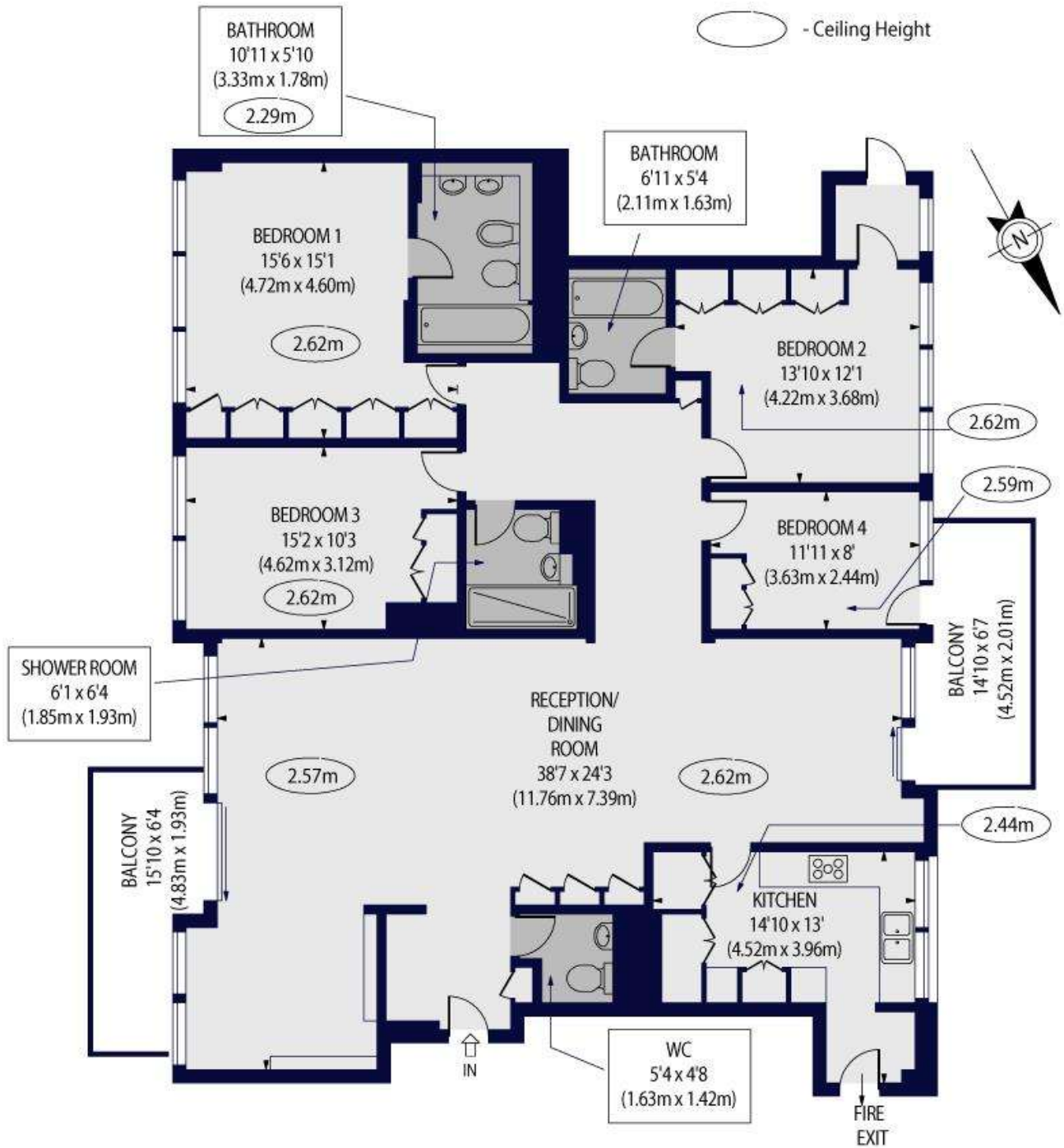
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LONDON HOUSE,  
 AVENUE ROAD, NW8 7PX  
 Approx. Gross Internal Floor Area 1871 sq ft. / 174 sq.m



FIFTH FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.45093  
 This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 79 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenancy Deposit:** £11,100.00

**Holding Deposit:** 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 per annum

**Council Tax Band:** H

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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