



THE POLYGON, ST JOHN'S WOOD, LONDON, NW8 £1,695,000 SHARE OF FREEHOLD

We are delighted to offer for sale this spacious three-double bedroom, two-bathroom apartment located on the third-floor of this secure, portered development. The property is positioned to the rear of the building, which provides quiet and peaceful south-westerly aspects from a private terrace, further benefits include air-conditioning, an en-suite bathroom, double glazing and a double garage. This development is situated on Avenue Road, which leads straight into Regent's Park. This enviable location benefits from numerous transport links less than half a mile away, such as St John's Wood & Swiss Cottage Underground Stations (Jubilee Line) as well as South Hampstead Overground Station. Furthermore, both Primrose Hill and Lord's Cricket Ground are less than one mile away.

Three Bedrooms | Two Bathrooms | Reception Room | Kitchen | Air Conditioning | Private Terrace
| Double Garage | Lift Access | Portage | Share of Freehold

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The Polygon, Avenue Road, NW8 9JB

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 123.72 SQ M / 1332 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 123.72 SQ M / 1332 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Tenure: Share of Freehold
Term: Expires - 24/06/2974
Service Charge: £10,065.92 per annum
Ground Rent: £0
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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