



## AVENUE ROAD, LONDON, NW8 £3,500 PER WEEK UNFURNISHED

Behind an existing facade lies a three storey house offering approximately 2,500 sq ft of family accommodation. This well presented five bedroom property benefits from a conservatory, an enchanting mature garden, substantial secluded roof terrace and off street parking for one car.

Master Bedroom Suite | Second Bedroom with En-Suite Bathroom | Three Further Bedrooms | Two Bathrooms | Guest WC | Utility Room | Fitted Kitchen | Dining Room | Reception Room | Conservatory | Roof Terrace | Garden | Off Street Parking

**Winkworth**

for every step...

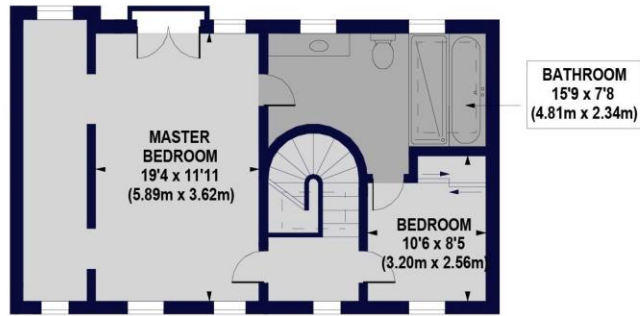
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**AVENUE ROAD**

Approx. Gross Internal Floor Area 2704 sq ft. / 251.2 sq.m



**SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 652 SQ FT**



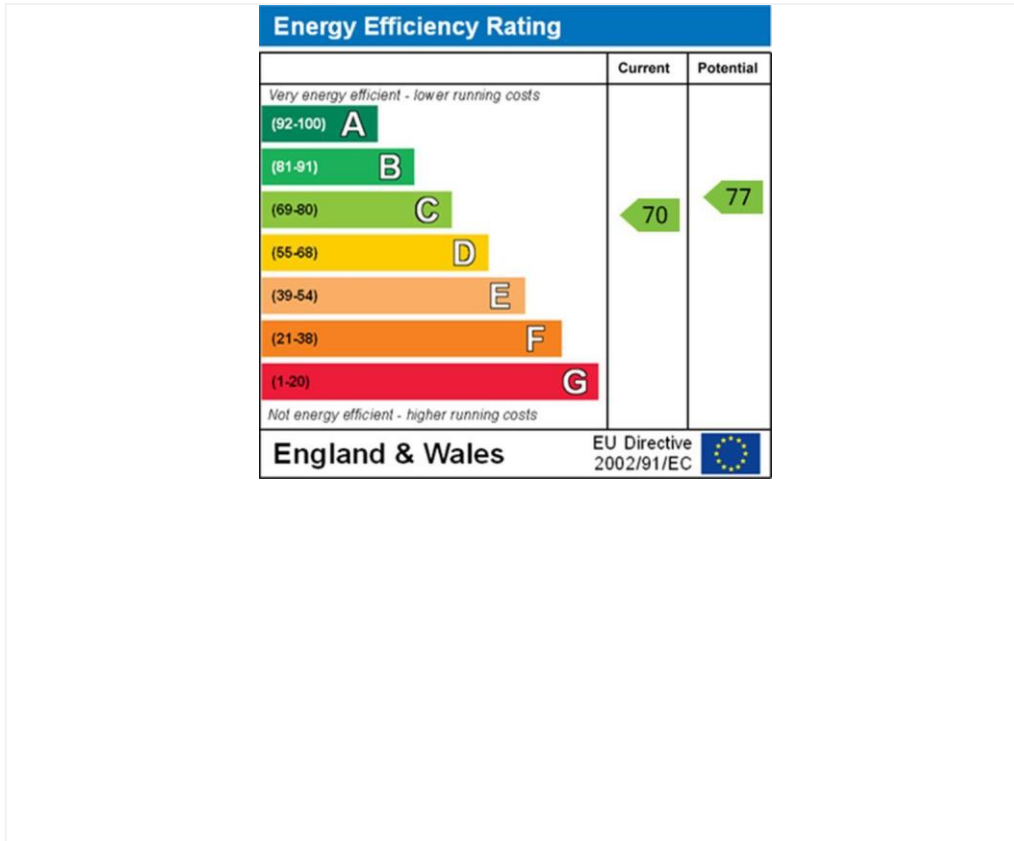
**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1268 SQ FT**

**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 784 SQ FT**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.







**Tenancy Deposit:** £21,000.00

**Holding Deposit:** 1 weeks rent where the rent is up to £50,000 per annum, 2 weeks rent where the rent is over £50,000 per annum

**Council Tax Band:**

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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