

The Polygon, St John's Wood, London, NW8

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£1,450,000 *Share of Freehold*

We are delighted to offer for sale this spacious three-double bedroom, two-bathroom (one en-suite) apartment located on the second-floor of this secure, portered development, with residents' parking. The property is positioned to the rear of the building, which provides quiet and peaceful south-westerly aspects from a private terrace. This iconic 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.





Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

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KEY FEATURES

- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Bathroom
- Reception Room
- Separate Kitchen
- Private Balcony
- Porterage
- Residents' Parking
- Share of Freehold



MATERIAL INFO

Tenure: Share of Freehold
Lease Expiry Date: 24/06/2974
Service Charge: £11,049.34 per annum
Service Charge Note: Additional Reserve Fund of £1000 per annum
Ground Rent: £0 Annually (subject to increase)
Council Tax Band: G
EPC rating: C

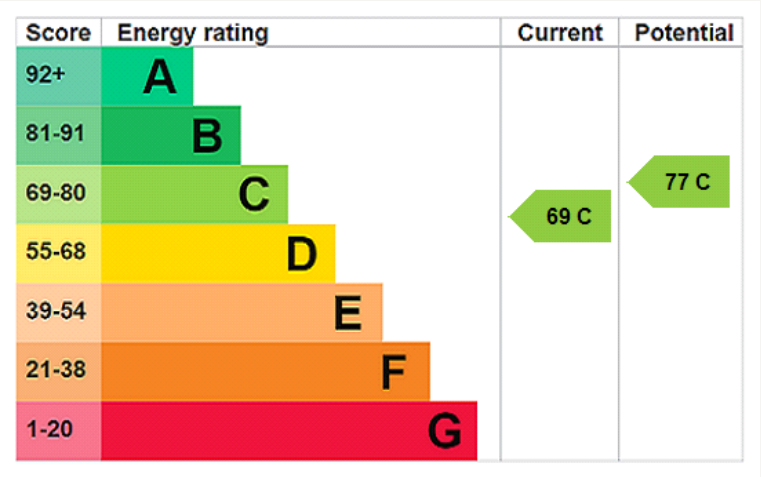










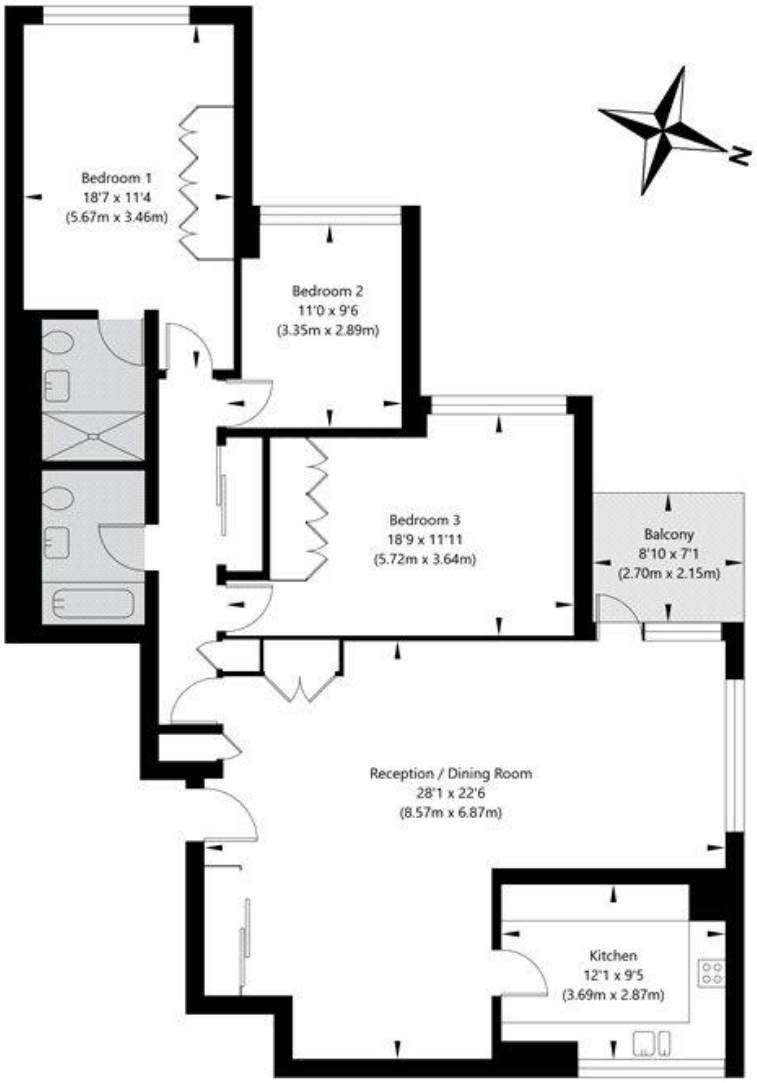


For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/MDV260081

The Polygon, Avenue Road, London, NW8 6JB

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 122.68 SQ M / 1321 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 122.68 SQ M / 1321 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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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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