

Avenue Close, St John's Wood, London, NW8

3 1 2

£1,150,000 *Leasehold*

A spacious three-bedroom, second-floor apartment (1268 sq ft) which benefits from a 30ft reception room, two bathrooms and a separate fitted kitchen. This secure development benefits from a day porter, residents' parking, gardens, communal heating and is perfectly positioned just off Avenue Road, which leads directly into Regent's Park. St John's Wood High Street and Underground Station (Jubilee Line) are both less than half a mile away and the property is being sold with no onward chain.





Winkworth St John's Wood

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KEY FEATURES

- Three Bedrooms
- Two Bathrooms
- WC
- Reception/Dining Room
- Separate Kitchen
- Day Porter
- Residents' Parking
- Gardens
- Leasehold



MATERIAL INFO

Tenure: Leasehold
Lease Expiry Date: 22/12/2958
Service Charge: £12,862.08 per annum
Service Charge Note: Additional Reserve Fund Contribution of £2,048.28 per annum
Ground Rent: £127.4 Annually (subject to increase)
Council Tax Band: G
EPC rating: F

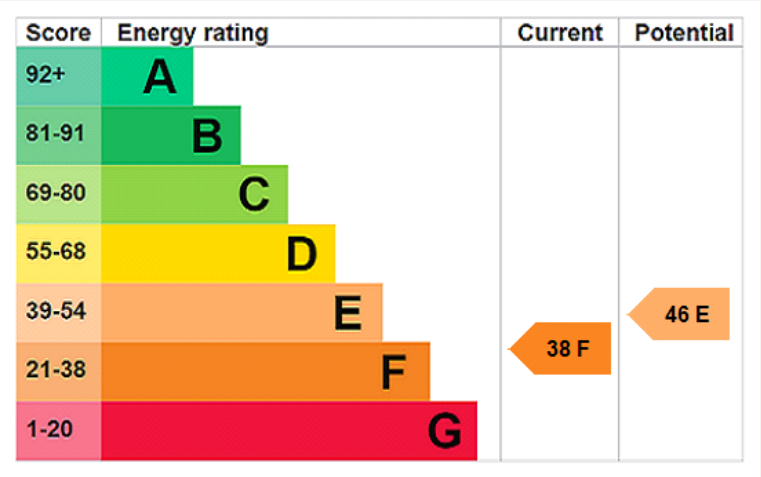










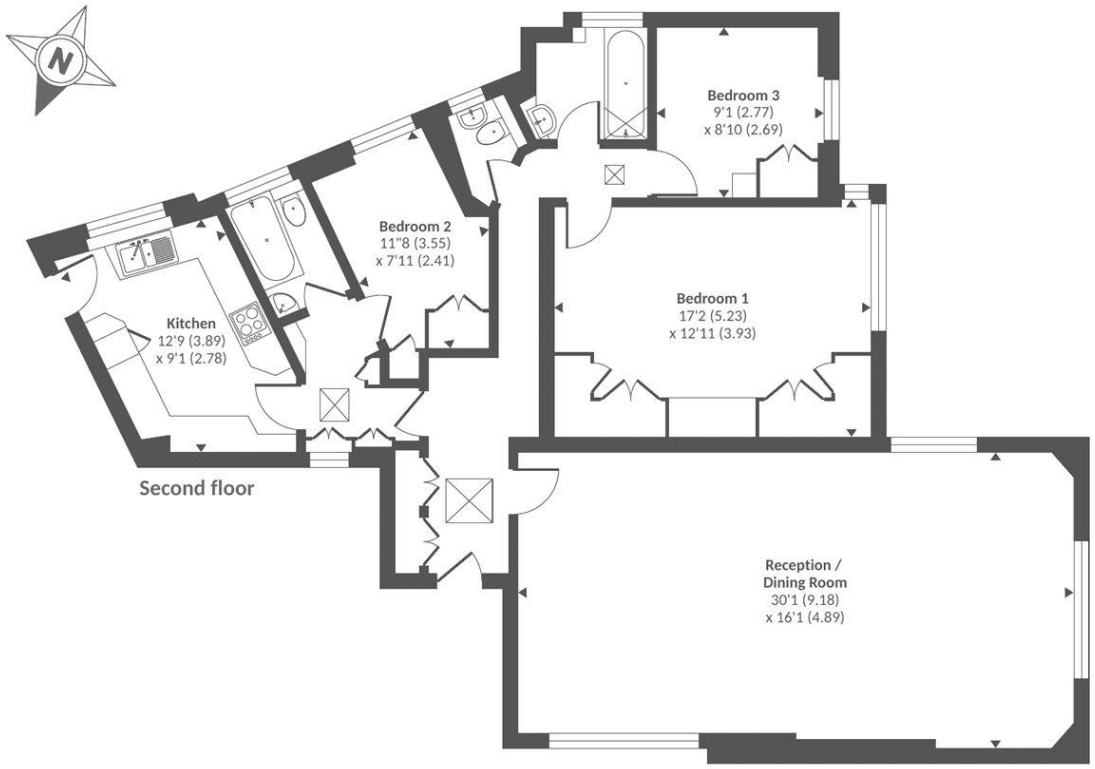


For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/SJD170697

Approximate Area = 1268 sq ft / 117.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary.
Please verify independently before making decisions.Produced for Chancellors Estate Agents. REF: 1341036

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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