



## AVENUE ROAD, LONDON, NW8 £1,080 PER WEEK UNFURNISHED

A modern three storey town house situated within 900 metres of Primrose Hill, Regents Park and St John's Wood High Street. The house benefits from a single garage, off street parking, a patio and a balcony.

Three Bedrooms | Two Bathrooms | Reception Room | Dining Room | Fitted Kitchen | Entrance  
Phone | Garage | Off Street Parking | Patio Garden | Balcony

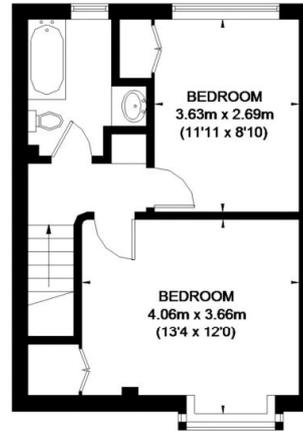
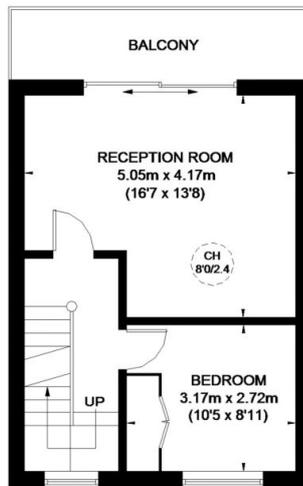
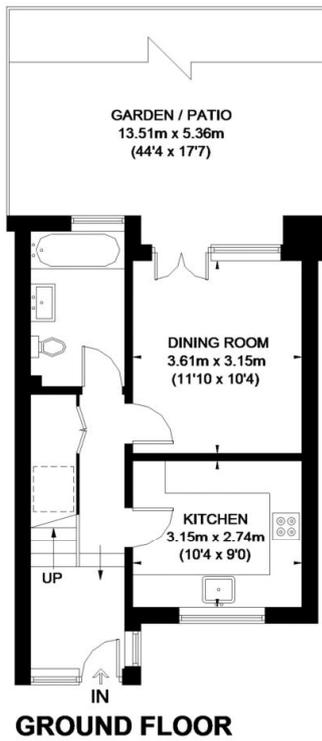
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# AVENUE ROAD



APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM)  
GROUND FLOOR = 382 SQ. FT. (35.5 SQ. M.)  
FIRST FLOOR = 387 SQ. FT. (36.0 SQ. M.)  
SECOND FLOOR = 388 SQ. FT. (36.1 SQ. M.)  
REDUCED HEADROOM  
6 SQ. FT. (0.6 SQ. M.)  
TOTAL = 1163 SQ. FT. (108.2 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID262632)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

**Tenancy Deposit:** £6,480.00

**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:** 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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