

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

An outstanding two bedroom (formally three) penthouse set on the top two floors of this portered building on Avenue Road. The apartment benefits from a wonderful wrap around terrace with incredible south facing views of the London skyline. The property also has a lock up double garage. The Polygon is located within 0.3 miles of Swiss Cottage Underground Station (Jubilee Line).

Images have been virtually staged using CGI and are for illustrative purposes only. They are intended to convey the concept and vision for the property. They are for guidance only, and may alter and do not necessarily represent a true and accurate depiction of the finished property.

Principal Bedroom with Dressing Room | Second Bedroom | Two Bathrooms | Open Plan Kitchen/Dining/Reception Room | Study | Private Balcony | Private Roof Terrace | Lift Access | Portage | Share Of Freehold

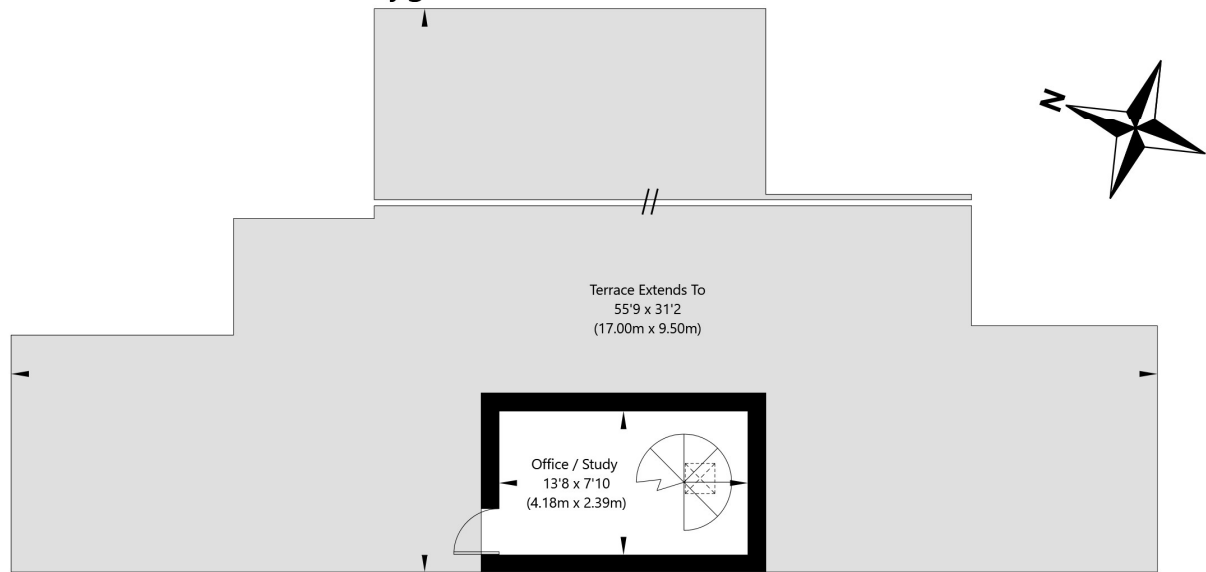
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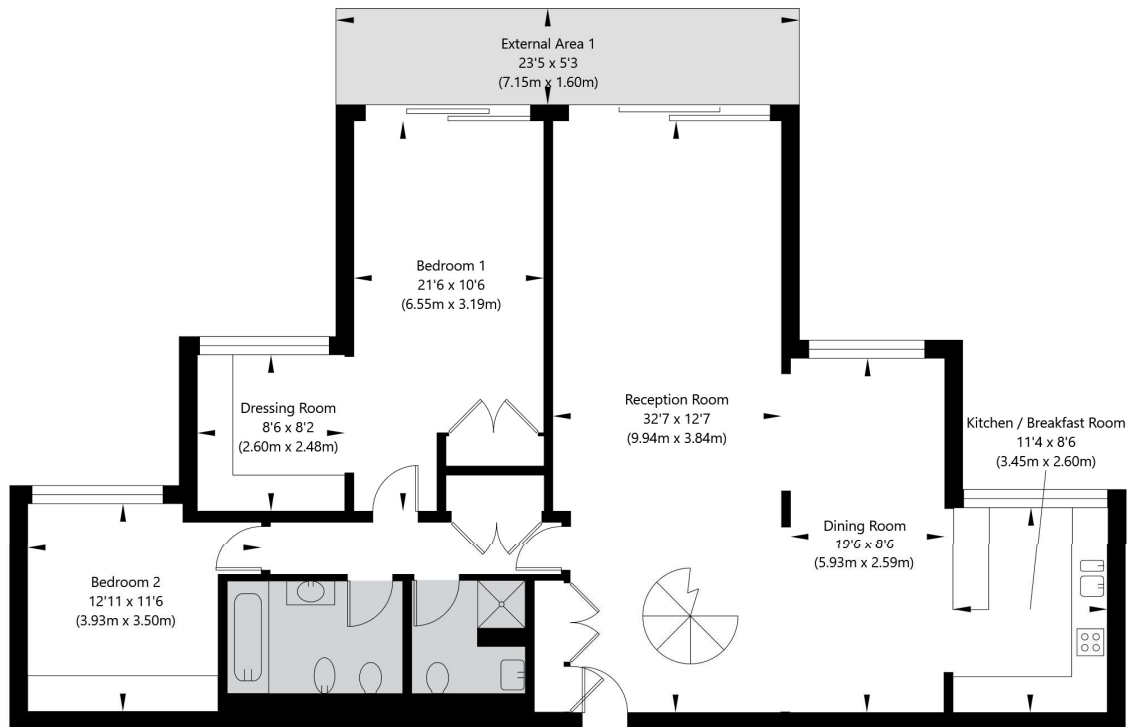
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# The Polygon, Avenue Road, London NW8 6JB



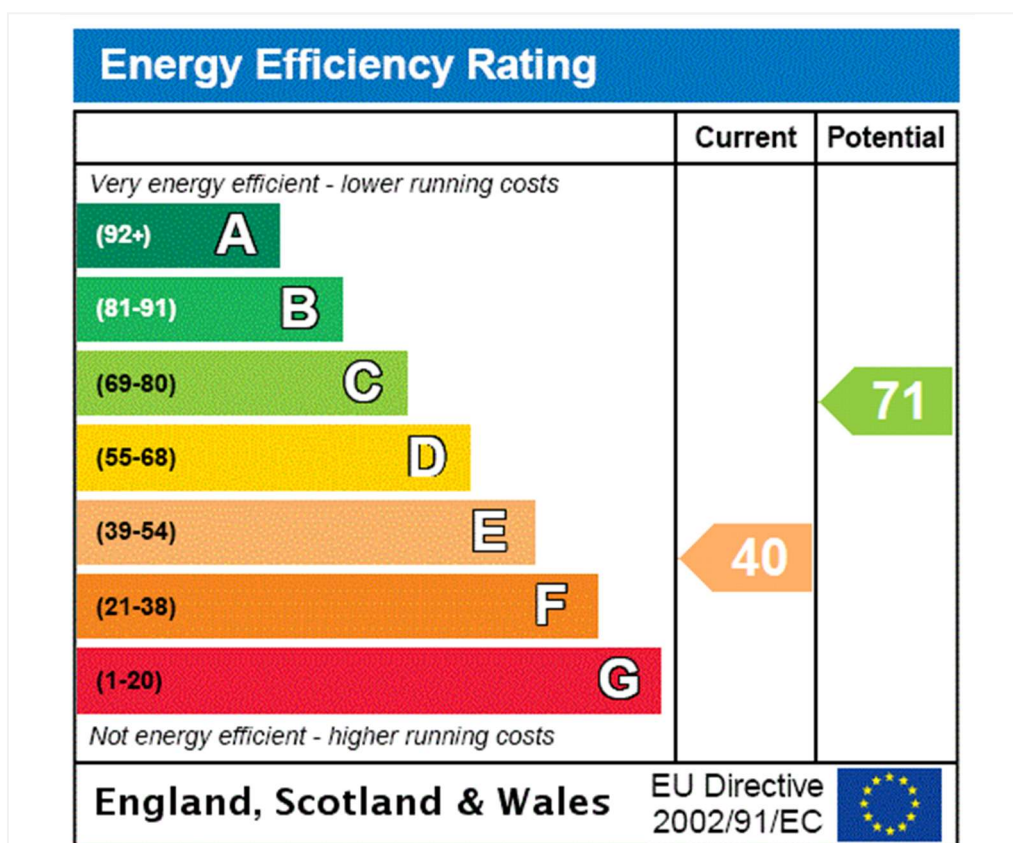
Top Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 9.98 SQ M / 107 SQ FT



Sixth Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 122.7 SQ M / 1321 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 132.68 SQ M / 1428 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.



**Tenure:** Share of Freehold

**Term:** Expires - 24/06/2974

**Service Charge:** £11,642 per annum

**Ground Rent:** £0 Annually (subject to increase)

**Council Tax Band:** G

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