



**AVENUE CLOSE, NW8 £2,000,000 PRINCIPAL AGENT** Subject to contract

A newly renovated unique and spacious apartment located on the ground floor of this purpose built portered building on one of St John's Woods most sought after roads. The luxury kitchen, with central island, fully integrated appliances and full height wine fridge, offers direct access onto well-manicured communal gardens. The master bedroom suite boasts two separate wardrobe/storage areas and a fully tiled shower room, storage has been well planned throughout the apartment. Regent's Park can be found at the southern end of the road and Primrose Hill to the north east. The closest Underground Station is St John's Wood (Jubilee Line) which is approximately half a mile away.

Master Bedroom With Walk In Wardrobe and Shower Room | Second Bedroom | Shower Room | Kitchen/Breakfast Room | Reception Room | Three Storage Cupboards | Portage | Communal Gardens | Off Street Parking | Leasehold

[winkworth.co.uk/st-johns-wood](http://winkworth.co.uk/st-johns-wood)

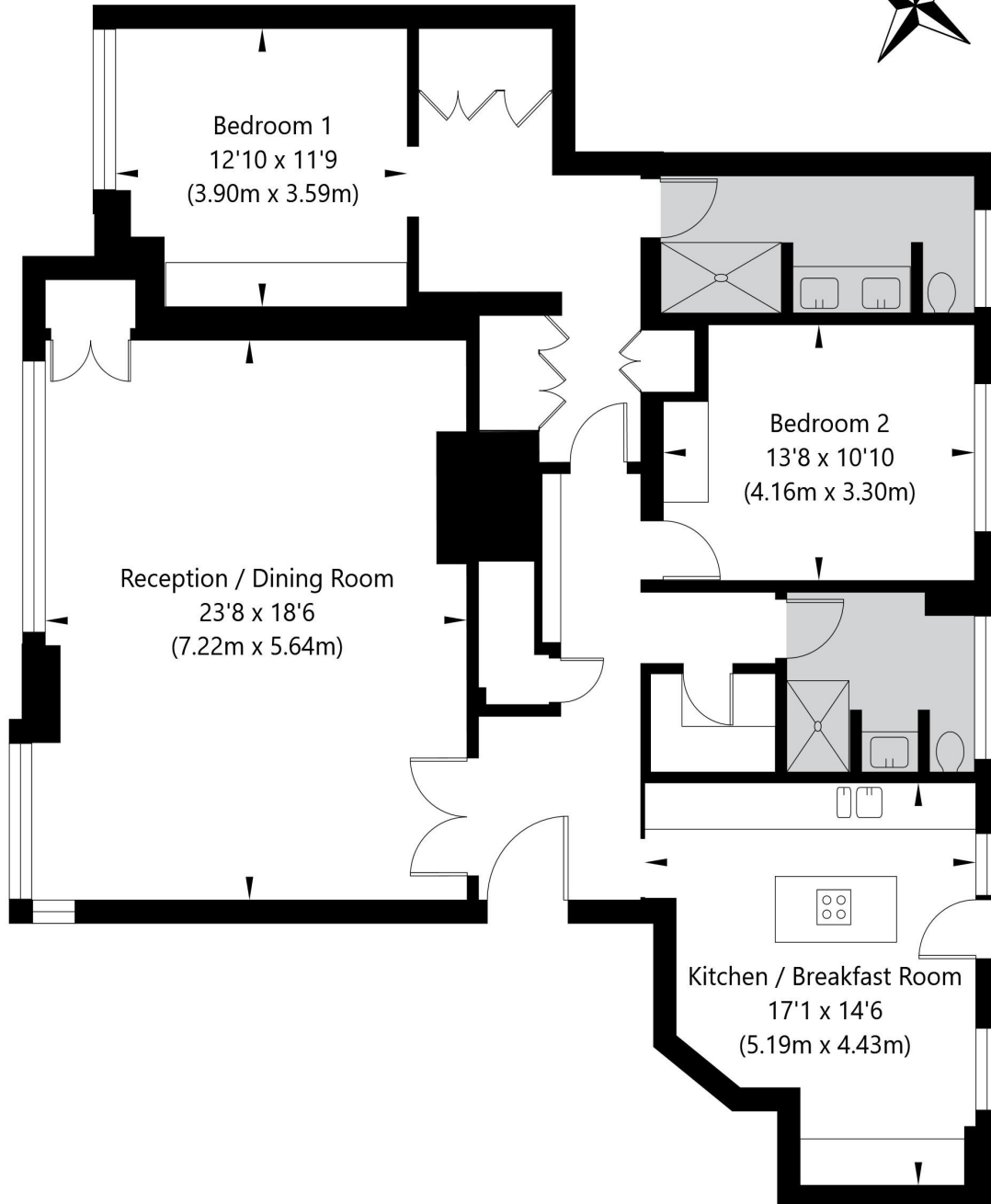
**Winkworth**

For every step...

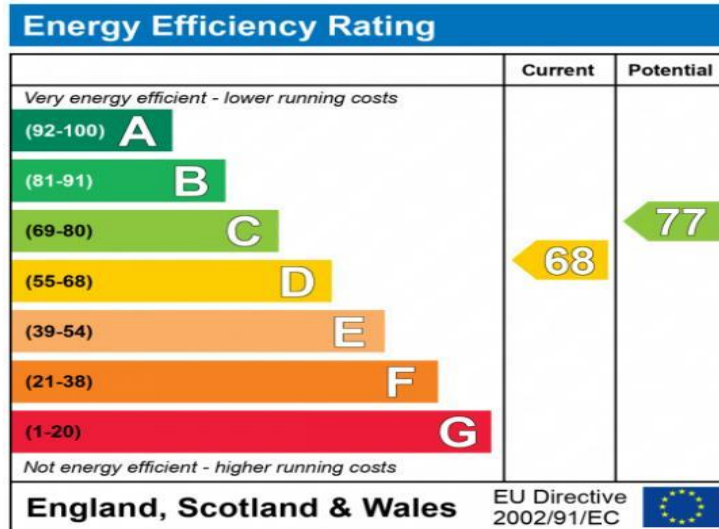


# Avenue Close, Avenue Road, London, NW8 6DA

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 138.02 SQ M / 1486 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 138.02 SQ M / 1486 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.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Tenure:** Leasehold

**Term:** 25/03/2064 - 22/12/2958      **NOTES:**

**Service Charge:** £13,229.66 per annum (includes Reserve Fund)

**Current Ground Rent:** £118.30 Annually (Subject to increase)

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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