

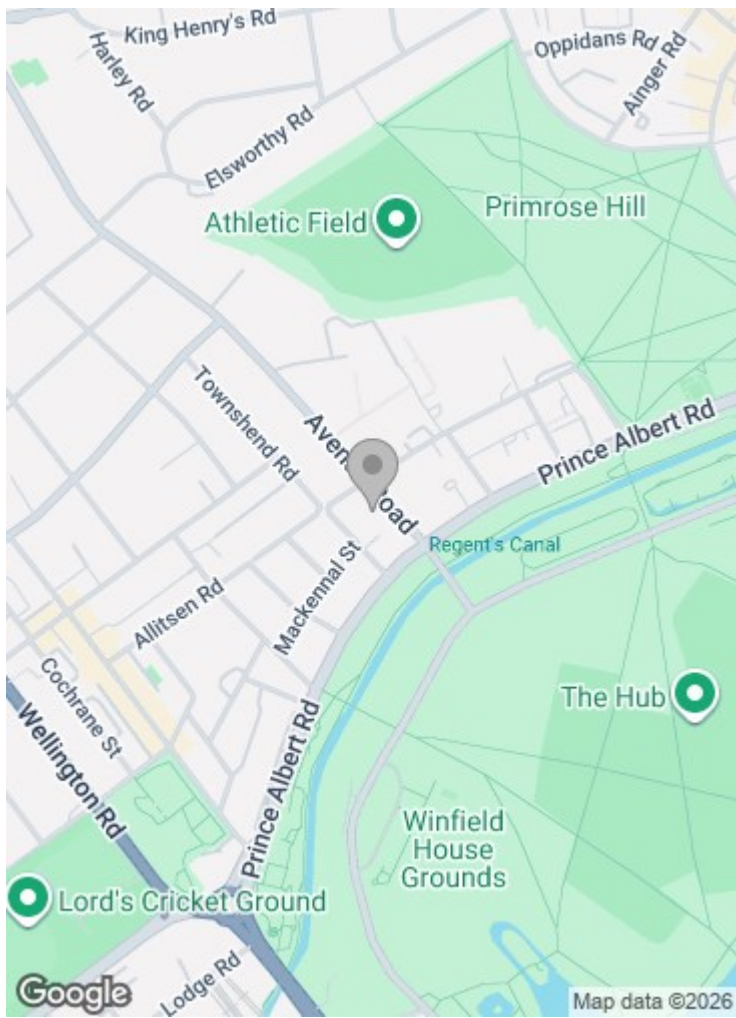


**Avenue Road
St John's Wood NW8 6BU**

£3,462 per week

This expansive three-bedroom penthouse spans two levels and offers refined living in one of London's most exclusive residential areas. With elegant interiors, multiple balconies, and a private rooftop terrace, the home provides both comfort and sophistication for longer stays. High ceilings, large windows, and classic architectural details combine with modern amenities to create a bright, welcoming atmosphere throughout. Located across the fourth and fifth floors of a secure, concierge-serviced building with lift access.

Set in the heart of St John's Wood, this home offers a balance of tranquillity and convenience. The area is known for its elegant streets, leafy avenues, and a relaxed yet refined atmosphere. Guests will find charming cafes, delis, and boutique shops nearby, as well as larger stores and restaurants along St John's Wood High Street. Nearest underground is St John's Wood (Jubilee line).



Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

85 - 87 BAYHAM STREET
LONDON NW1 0AG

45 CIRCUS ROAD
LONDON NW8 9JH

T: +44 2027 1234 152
info@phillipsharrod.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	1-23
B	81-91	B	24-47
C	69-80	C	48-71
D	55-68	D	72-100
E	39-54	E	101-150
F	21-38	F	151-200
G	1-20	G	201-250