



Viewings by appointment  
0207 483 2611

abbey  
properties

# Avenue Road, NW8 7PU

£7,800 \*fees apply



This impressive, newly refurbished 1806sqft/167.7sqm apartment with two parking spaces, a large private balcony with direct views over Regent's Park, and pets permitted, is set within an exclusive private development on one of St John's Wood's premier avenues.

The property comprises a stunning reception room with access to the balcony, a separate dining room, a large modern eat-in kitchen, a substantial principal bedroom with en-suite bath and shower room, two further bedrooms all with modern en-suite bathrooms, a guest WC, and two allocated parking spaces.

Avenue Road offers an extremely coveted residential address in the heart of St John's Wood, moments from the open spaces of Regent's Park and within easy reach of the amenities and boutiques of St John's Wood High Street.

St John's Wood Underground Station (Jubilee Line) is nearby, offering reliable services into Central London, the City and the West End.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.

Council Tax: H  
EPC Rating: C



Avenue Road, NW8



Second Floor

Approx Gross Internal Area 1787 Sq Ft - 166.23 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.19442

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

- Wonderfully spacious apartment
- Large terrace overlooking Regents Park
- High security building with cctv
- Guest WC
- Hard wood flooring
- 3 double bedrooms 3 en-suite bathrooms
- Off street secure underground parking for 2 cars
- 24 hour concierge
- Large eat-in kitchen
- Pets permitted



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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7-8 Regency Parade  
London, NW3 5EG

lettings@abbeyproperties.co.uk

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\*All Fees stated are inclusive of VAT

(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.

