The Polygon
Avenue Road
St John's Wood, NW8



1389 SQ. FT.

3 Bedrooms

2 Bathrooms

Hanover are pleased to present this fantastic three bedroom apartment (approx. 1,389 sqft / 129 sqm) situated on the fifth floor within this sought after purpose built block on Avenue Road. The property comprises three double bedrooms with built in wardrobes, two bathrooms (one en-suite), large open plan double reception/dining room, separate fully fitted kitchen with integrated appliances and guest WC. Further benefits include an abundance of natural light, wooden flooring throughout, ample storage, passenger lift, porterage and one parking space. The Polygon is located within walking distance of the amenities on St John's Wood High Street, St John's Wood Underground Station (Jubilee Line) & the open spaces of Regent's Park. Offered furnished. Available 20th October 2026.

Camden Council Tax Band: G. Security Deposit Equivalent to 6 Week's Rent: £7,615.38.

£1,269.23 per week





















- 3 Bedrooms
- 2 Bathrooms
- Fifth Floor
- Wooden Flooring
- Ample Storage
- Off Street Parking
- Guest WC
- Abundance Of Natural Light
- Porterage
- Passenger Lift



















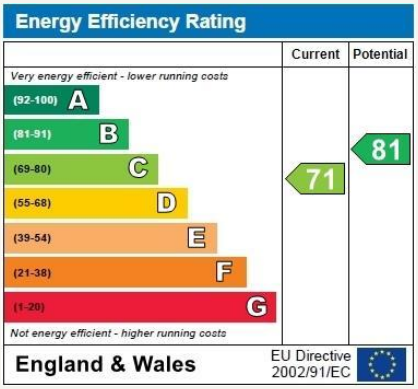
The Polygon, Avenue Road, St John's Wood NW8

Gross Internal Area: 1389 ft² ... 129.0 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

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IMPORTANT:
We would inform prospective purchasers that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.