



# Avenue Lodge Avenue Road St John's Wood, NW8



**1158 SQ. FT.**



**2 Bedrooms**



**2 Bathrooms**

A beautifully presented two bedroom, two bathroom apartment (1158 sq ft / 104 sq m) situated on the third (top) floor of this smart period mansion block in St John's Wood. This luxurious apartment comprises generous reception room with bay window and open plan, fitted kitchen, principal bedroom with walk-in wardrobe and ensuite featuring a bath and separate walk-in shower, second bedroom with fitted wardrobes, utility room and second bathroom. Further benefits include partial air conditioning, electric blinds, bespoke doors, wooden flooring and track spot lighting. Avenue Lodge further benefits from a dedicated storage unit, secluded and well-manicured communal garden, resident off-street parking on a first come first served basis, day portage, passenger lift and communal heating & hot water (which are included in the service charge).

**Asking Price £1,250,000**

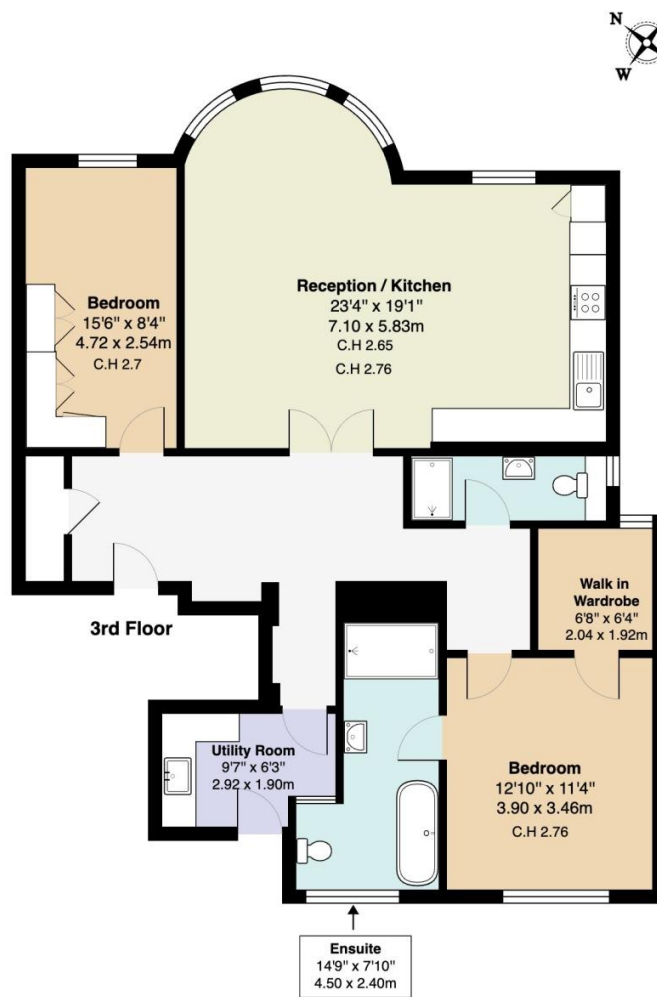
Share of Freehold 950 years remaining approx.





- **Service Charge £10,400.00 per annum**
- **Council Tax Band G**
- **2 bedrooms, 2 bathrooms**
- **1158 sq ft / 104 sq m**
- **3rd (top) floor**
- **Walk-in wardrobe**
- **Utility room**

- **Partial air conditioning**
- **Electric blinds**
- **Bespoke doors**
- **Wooden flooring**
- **Track spot lighting**
- **Communal garden**
- **Unallocated resident off-street parking**



### Avenue Lodge, Avenue Road NW8

Total Gross Area: 1158 ft² ... 107.6 m²

C.H : Ceiling Height

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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 43 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

#### 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.