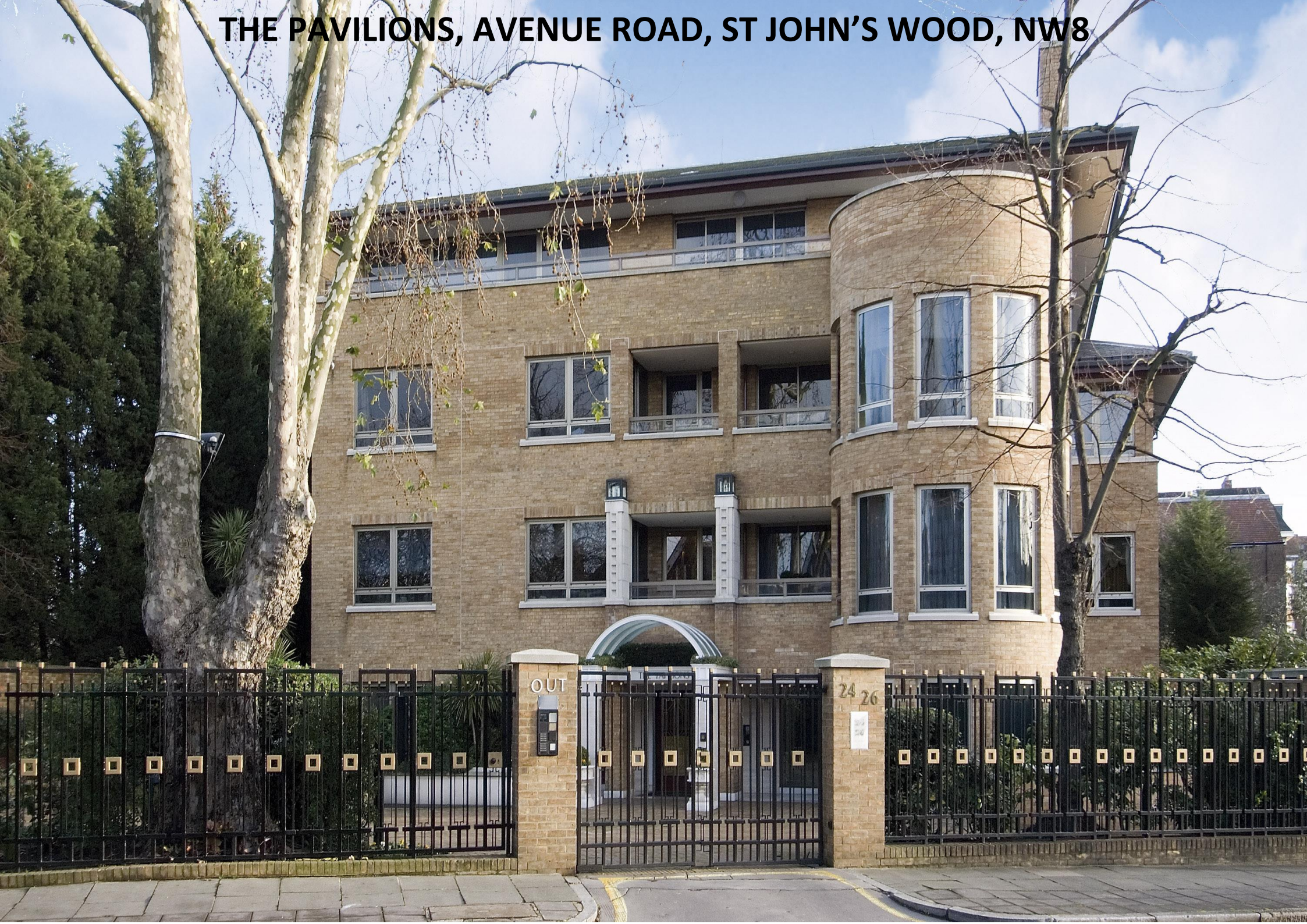


**THE PAVILIONS, AVENUE ROAD, ST JOHN'S WOOD, NW8**



# THE PAVILIONS, AVENUE ROAD, ST JOHN'S WOOD, NW8

A rare opportunity to purchase a 1 bedroom apartment within perhaps the most desirable building in St Johns Wood. The apartment which has a private patio offers 678 sq ft / 63 sq m of accommodation and benefits from a secure underground garage space.

The Pavilions is a unique building comprising only 7 apartments set behind a deep gated carriage driveway, security portorage and impressive communal facilities. These include an impressive reception area, indoor AND outdoor swimming pools (summer months only), gym area and landscaped communal gardens.

(Photographs are as previously furnished).

## ACCOMMODATION AND AMENITIES:

ENTRANCE HALL, RECEPTION ROOM, KITCHEN, ONE BEDROOM, ONE BATHROOM, SECURE UNDERGROUND PARKING FOR 1 CAR, SECURITY PORTERAGE, CCTV, RESIDENTS-ONLY LEISURE FACILITIES INCLUDING GYM, INDOOR & OUTDOOR SWIMMING POOLS.

**ASKING PRICE: £975,000 LEASEHOLD + Share of Freehold**

LEASE: APPROX 967 YEARS REMAINING    GROUND RENT: PEPPERCORN    SERVICE CHARGE: £10,300 per annum inc sinking fund

SOLE SELLING AGENT





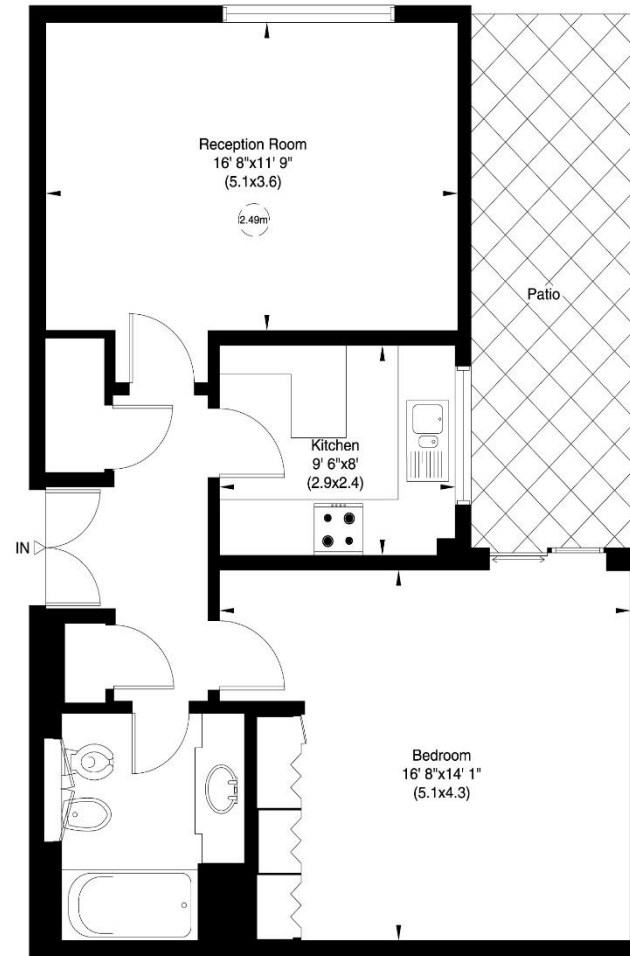
# The Pavillions, 24-26 Avenue Road, NW8

Gross internal area (approx.)

63 Sq m (678 Sq ft)

For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).