

The **Penthouse**, Two Avenue Road
Regent's Park, London NW8



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Occupying the top three floors of this modern block, the Penthouse is the formation of 3 apartments and provides 8,342 sq ft/775 sq m of accommodation. In addition, there are 4,125 sq ft/383.2 sq m of terraces and balconies with amazing views over Regent's Park and beyond.

Two Avenue Road was constructed in the early 1970's and is distinctive due to its dark brown brick exterior and large piano-shaped balconies/terraces. The building features 24hr portage, CCTV and secure underground parking for which this apartment benefits from 7 allocated spaces. The building is well located at the corner of Prince Albert Road with St. John's Wood High Street a few moments' walk away.

Accommodation and Amenities as currently arranged:

Large Entrance Hall, Drawing Room, Dining Room, 83' Entertainment Suite, Family Room, Office, Kitchen leading down to Pantry / Utility Room, Master Suite comprising of Bedroom, 2 x Dressing Rooms, Bathroom. 5 further Bedrooms, 5 Further Bathrooms, 3 Staff Bedroom Suites, Staff Living Room, 4,125 sq ft of Private Terraces/Balconies, Lift and Secure Underground Parking for 7 cars and 'dumbwaiter' serving all three floors. EPC Rating – D

LONG LEASEHOLD PLUS SHARE OF FREEHOLD

PRICE ON APPLICATION SUBJECT TO CONTRACT

JOINT SOLE SELLING AGENT



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Gross internal area (approx):

762.8 sq.mts. (8211 sq.ft.)

Plant rooms: 12.2 sq.mts. (131 sq.ft.)

Total: 775.0 sq.mts. (8342 sq.ft.)

(Not including communal areas.)

Area of external terraces: 383.2 sq.mts. (4125 sq.ft.)

For identification purposes only. Not to scale.

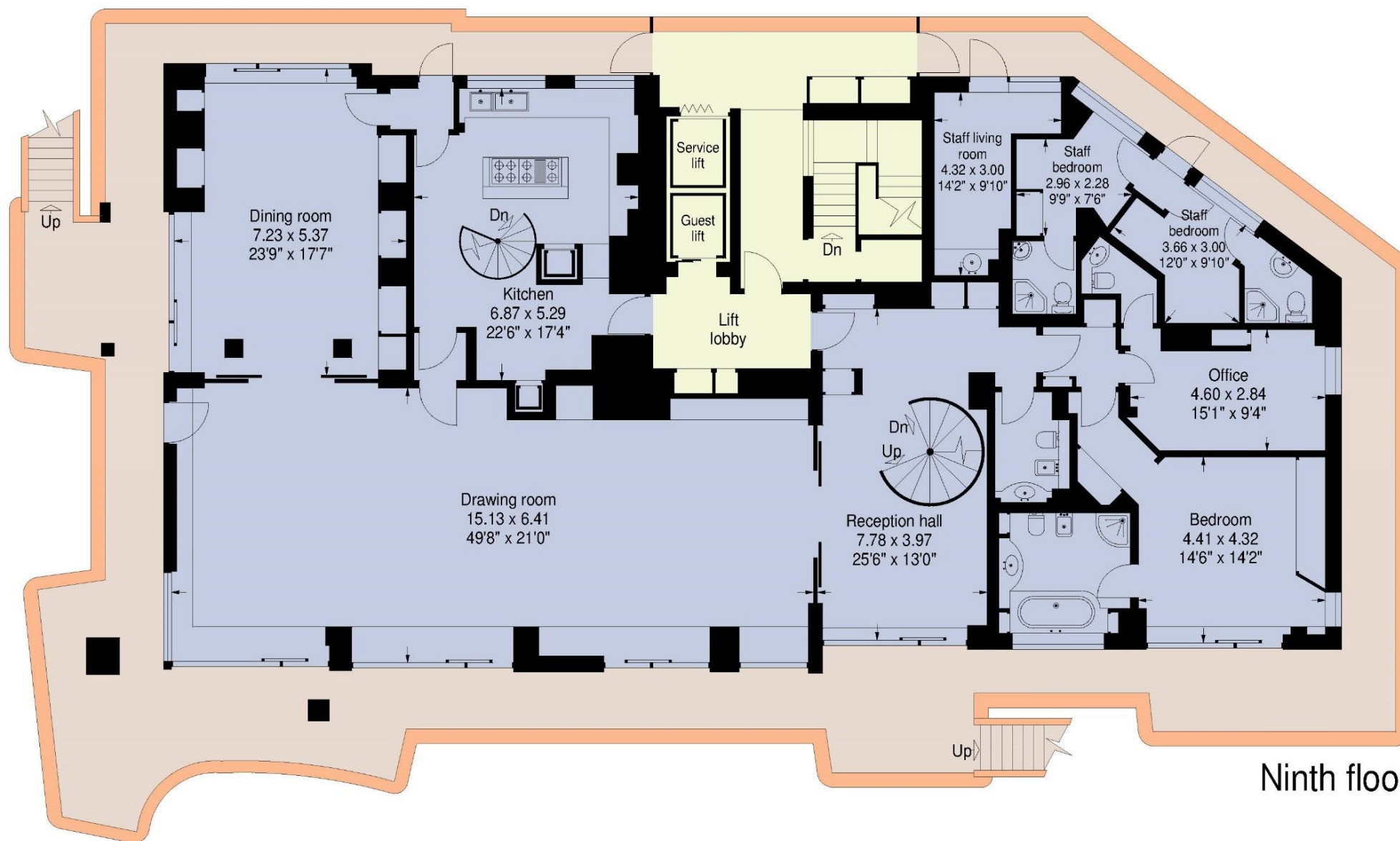
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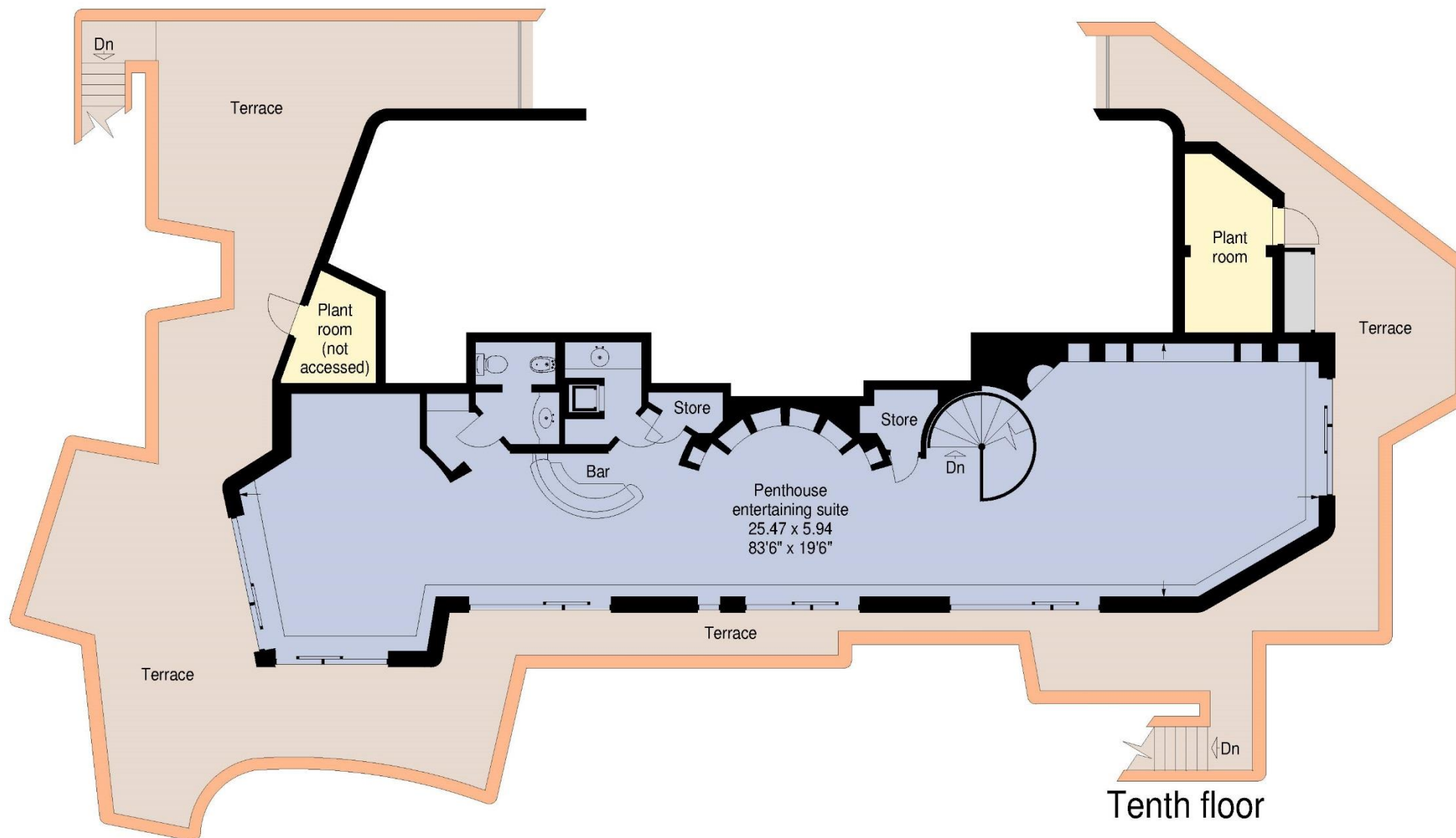
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