



AVENUE ROAD, NW8 7PU

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This well presented three-bedroom, second floor apartment with underground parking, and views towards Regents Park from a lovely private terrace. The apartment offers particularly spacious and bright accommodation with two large interconnecting reception rooms, a large principle bedroom suite and modern fitted kitchen/breakfast room. Further benefits include secondary double glazing and wood floors to the reception areas. Amenities include 24 hour porter and two designated parking spaces.

Two Avenue Road is a modern portered block adjacent to Regents Park, located at the junction with Prince Albert Road. St Johns Wood High Street's shops and restaurants is approximately 0.3 miles. St Johns Wood (Jubilee line) tube station is 0.6 miles.

- 24 HOUR CONCIERGE • LARGE BALCONY WITH VIEWS OVERLOOKING REGENTS PARK • TWO RECEPTION ROOMS • THREE DOUBLE BEDROOMS • THREE EN-SUITE BATHROOMS • 2 ALLOCATED PARKING SPACES

EPC Rating: C Council Tax Band: H

£1,800 PER WEEK

UNFURNISHED

TENANTS FEES: As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.





















Avenue Road, NW8

Approximate Gross Internal Floor Area : 1772 sq ft / 164.6 sq m



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.