

**AVENUE LODGE
AVENUE ROAD
LONDON
NW8**

Bargets Estate Agents

A PRESTIGIOUS MANSION BLOCK IN ONE OF ST JOHN'S WOOD'S PREMIER ROADS



A superb, bright, spacious and well-proportioned two bedroom, two bathroom apartment, situated on the third (top) floor of this of this smart prestigious period mansion block in one of St John's Wood's premier roads.

The newly refurbished apartment presents in excellent condition. Comprising of inviting entrance hall, a generous open-plan kitchen/breakfast and reception entertaining space, benefitting from large sun front facing windows. Two double bedrooms, ensuite bathroom & dressing room, family bathroom and separate utility room.

Additionally the apartment benefits from solid wood floors, underfloor heating in the bathrooms + utility room, air-conditioning in the principal bedroom, Miele appliances, wine fridge and exceptional volume with high ceilings throughout.

Avenue Lodge is featured in a prominent position along London's famous Avenue Road and benefits from passenger lift, first served parking, basement storage, caretaker/porterage and communal courtyard gardens.

LONG LEASEHOLD, PLUS SHARE OF FREEHOLD

GUIDE PRICE

£1,595,000







CHANEL
NEW YORK

At Home in France
MADE TO MEASURE















Avenue Lodge, Avenue Road, NW8

Approximate Gross Internal Area

104 sq m/ 1120 sq ft

Not to Scale, for identification only



For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

