

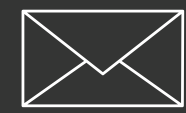
AVENUE ROAD - NW8



Guide Price £1,795,000

AVENUE ROAD - NW8

Treetop views and a triple aspect reception room evoke a sense of light and tranquillity, offering quiet seclusion and privacy from the streets below.



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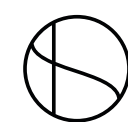


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AVENUE ROAD - NW8

DINING/ KITCHEN



AVENUE ROAD - NW8



When 95 Avenue Road was completed in the early Sixties, amenities such as passenger lifts, balconies and large windows were a stark departure from the post war austerity that defined the previous decade. Homes were starting to take into account the desires of a more discerning buyer, becoming larger and more comfortable.

Over sixty years later, the needs of homeowners, and 95 Avenue Road have both continued to evolve.

Originally two separate apartments, The fifth and sixth floors of 95 Avenue Road now offer a large, semi open plan reception, kitchen and dining space, and convenient separation of living and bedroom areas.

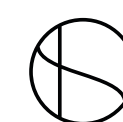
Presented in turnkey condition, benefiting from a secure lock up garage for one car, and a resident porter.

Avenue Road is considered to be one of the finest roads in London, with its architectural

mix of purpose built apartment buildings and standalone single residences.

Within close proximity are the iconic Primrose Hill, a green oasis that provides panoramic views of London's skyline, and further south, Regent's Park. Renowned for its immaculate gardens, boating lake, and the Open Air Theatre.

Swiss Cottage Underground Station stands as a gateway to the city, connecting St John's Wood to the vibrant heart of London



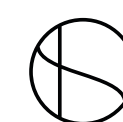
AVENUE ROAD - NW8



DINING/ RECEPTION



KITCHEN



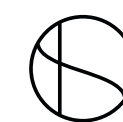
AVENUE ROAD - NW8



PRINCIPAL BATHROOM

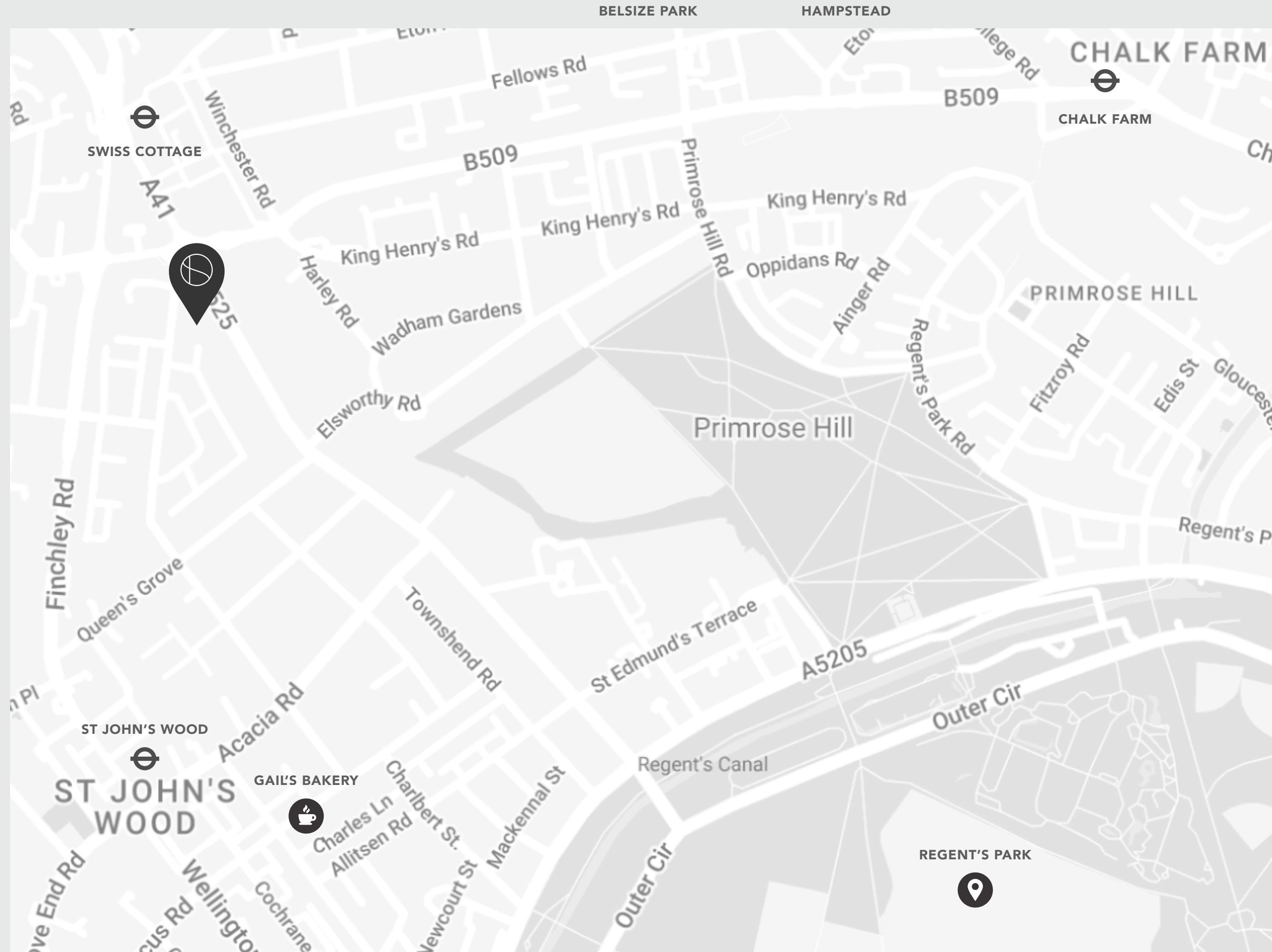


PRINCIPAL BEDROOM



AVENUE ROAD - NW8

Local Area



Terms

- **Tenure:** Leasehold
- **Length of lease:** 125 years remaining
- **Annual ground rent:** TBC
- **Annual service charge amount:** Approximately £11,000 per annum
- **Council Tax band:** G (London Borough of Westminster)

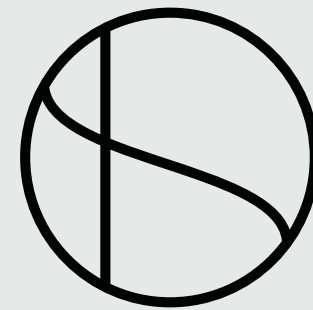
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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