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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



AVENUE ROAD
ST JOHN'S WOOD
LONDON, NW8

FREEHOLD

ASKING PRICE £22,500,000
SUBJECT TO CONTRACT

MULTIPLE AGENT

A unique opportunity to purchase this detached double fronted freehold house (704 sq m/7,578 sq ft) arranged over 3 floors.

The house is set behind a large carriage driveway with parking for numerous cars and a delightful west facing garden.

Avenue Road is situated on the favoured East Side of St John's Wood and is close to all the amenities of St John's Wood High Street and the open spaces of both Regent's Park and Primrose Hill.

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ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom, En-Suite Shower Room & Dressing Room
- Four Further Bedrooms with En-Suite Shower Room
- Family Bathroom
- Large Entrance Hall
- Drawing Room
- Study
- Family Room
- Dining Room
- Kitchen/Breakfast Room
- Gym
- Staff Bedroom with En-Suite Shower Room
- Utility Room

AMENITIES

- Large Carriage Driveway
- Covered Parking & Off Street Parking for Numerous Cars Set Back Behind Electric Gates
- Conservatory
- Storage Room
- 146 ft West Facing Garden

COUNCIL TAX

Westminster (Band H)

EPC RATING:

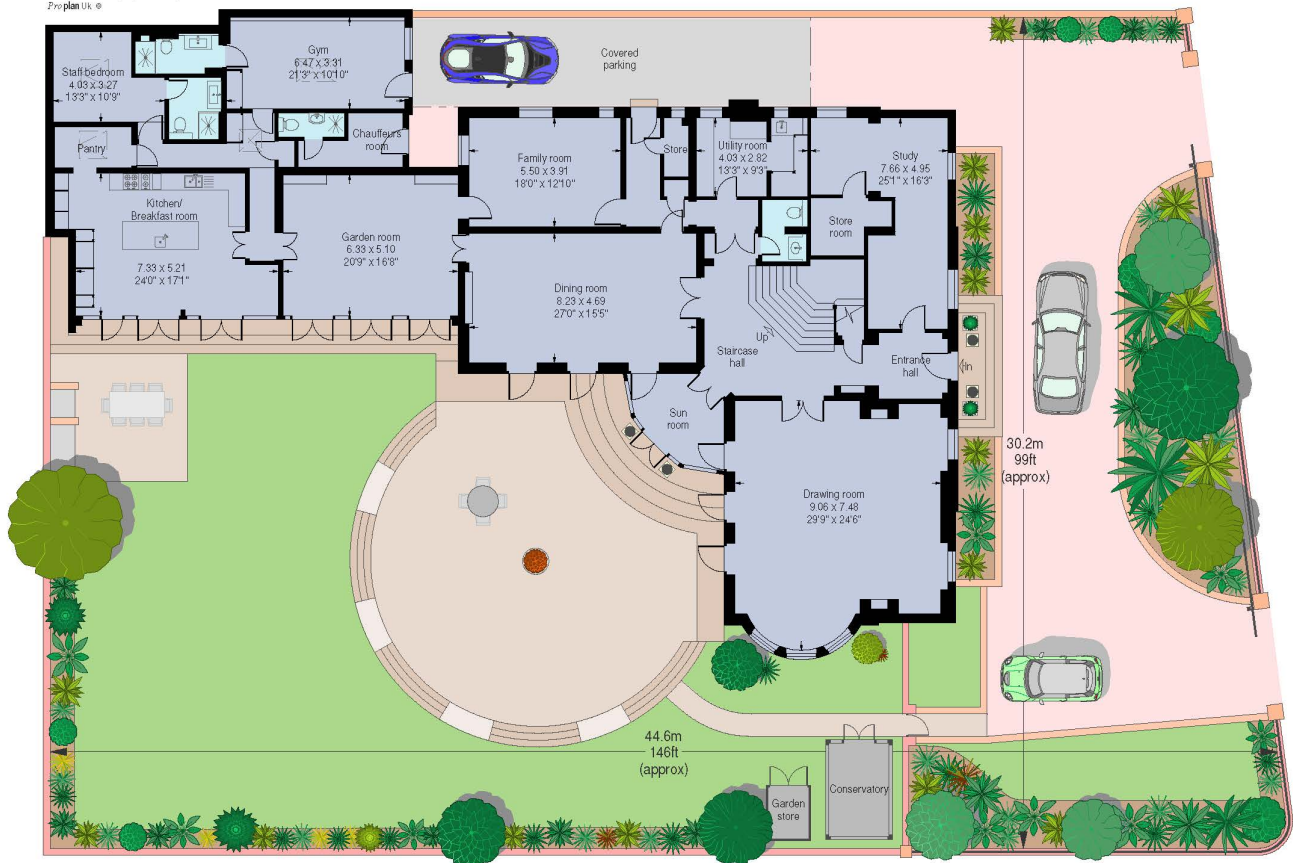
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IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

Avenue Road, London NW8

Gross internal area (approx):
704 sq.m. (7579 sq.ft.) including attic and reduced height area below 1.5m
Reduced height area - 24.2 sq.m. (260 sq.ft.)
For identification purposes only. Not to scale.
Prop plan U.K. 9



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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