



Avenue Road

ST JOHNS WOOD, LONDON NW8

£1,400,000



(THE POLYGON)

Set within the highly regarded Polygon on prestigious Avenue Road, this substantial three-bedroom apartment extends to over 1,400 sq ft of beautifully proportioned lateral living space, occupying a peaceful position in one of North West London's most desirable residential addresses.

Situated on the first floor and quietly positioned to the rear of the building, the apartment enjoys a wonderful south-facing aspect, allowing natural light to pour through the principal rooms throughout the day. The generous reception room opens onto a private balcony, comfortably large enough for outdoor seating, creating a lovely extension of the living space during the warmer months. Air conditioning throughout the apartment ensures year-round comfort.





The accommodation comprises a spacious reception room, a bespoke handmade kitchen, three well-proportioned bedrooms and an impressive family bathroom featuring both a jacuzzi bath and separate walk-in shower. The generous proportions and existing layout also offer excellent scope to create an en-suite bathroom to the principal bedroom, should a purchaser wish to further enhance the accommodation.

The apartment has recently been refreshed with newly installed kitchen appliances, double-glazed windows and blackout blinds, allowing a purchaser to move straight in whilst still offering exciting scope to personalise over time.

Residents of The Polygon benefit from a concierge service, off-street residents' parking on a first-come, first-served basis, together with the rare advantage of a private garage—providing secure parking as well as valuable additional storage.



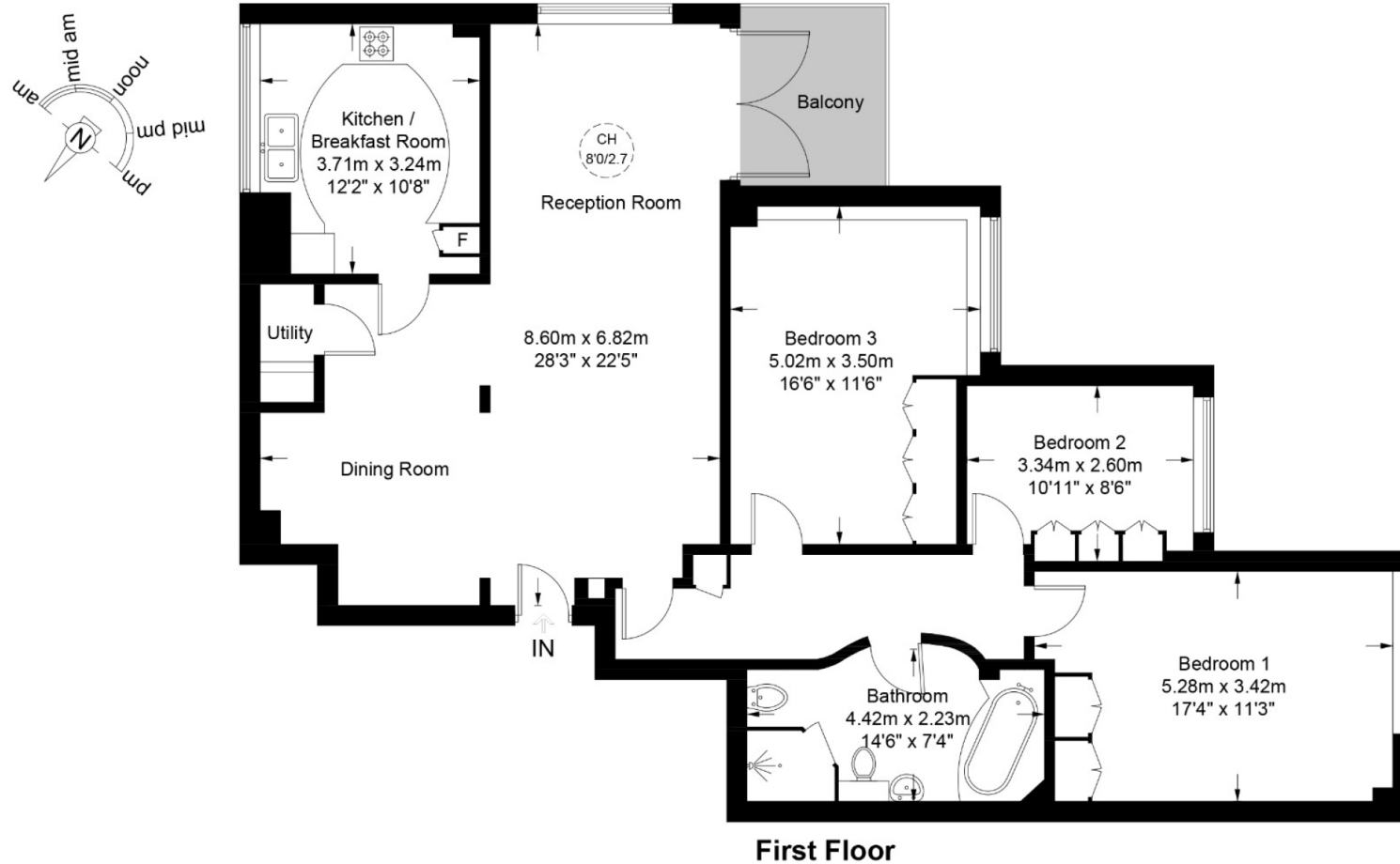






The Polygon, NW8

Approximate Gross Internal Area = 1447 sq ft / 134.4 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Particulars

Property

Avenue Road, St Johns Wood, London NW8
£1,400,000

Rooms

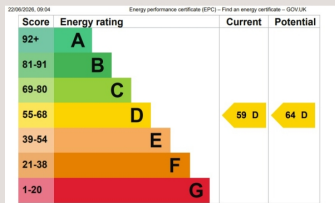


Features

- Over 1,400 sq ft of lateral accommodation
- Three-bedroom, first-floor apartment with lift access
- Private south-facing balcony with air conditioning
- Concierge service, private garage and residents' parking

Information

Council Tax



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