



St Stephens Close, Avenue Road, NW8

Asking Price: £2,595,000

Leasehold

St Stephens Close, Avenue Road, NW8

An excellent 3-bedroom apartment (1597sqft/148sqm) situated on the 4th floor (top floor) of this prestigious purpose built block. The flat has recently been the subject of an extensive refurbishment program creating a fabulous lifestyle for an incoming purchaser. The property comprises a lovely living room and separate dining area, three double bedrooms, two bathrooms, a separate utility room, and a fully fitted kitchen with Miele appliances. There is oak wooden flooring in the main reception areas.

St Stephen's Close is a highly secure fully portered development located just off Avenue Road on the east side of St Johns Wood. There are two parking spaces available for the apartment's use within resident's parking in front of the building. There is also further guest parking and direct access into Primrose Hill via a private gate. Residents enjoy access to landscaped communal gardens.

Local Authority: Camden

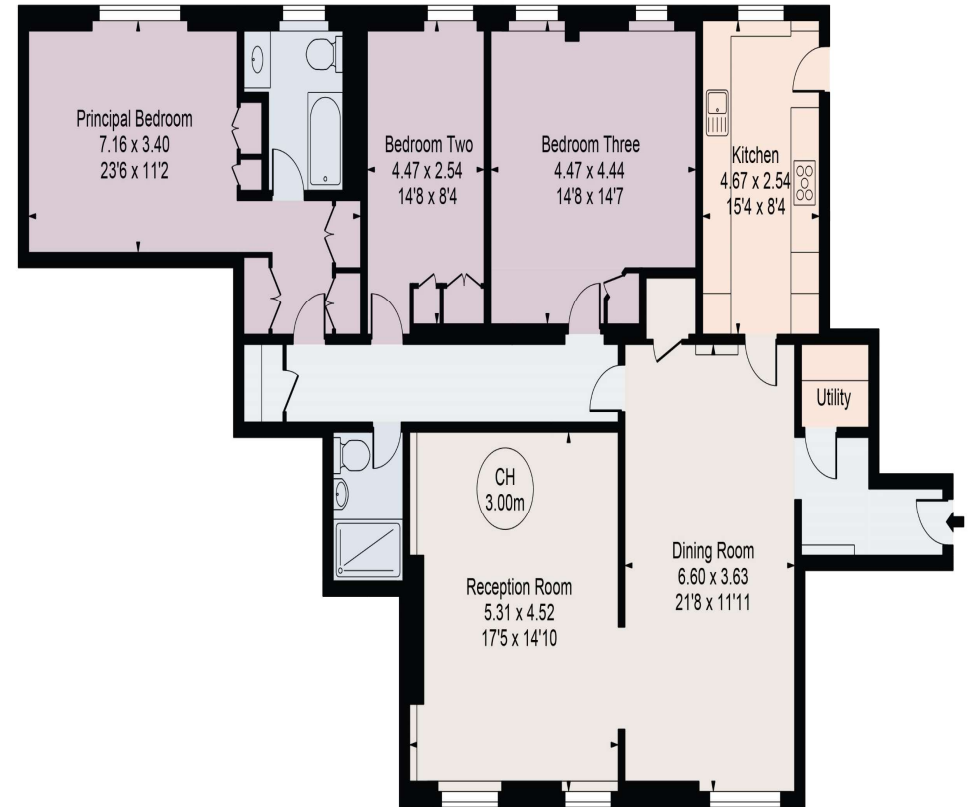
Council Tax Band: H

Service Charge (per annum): £21,044.00 Service Charge includes heating and hot water

Ground rent (per annum): £280.00

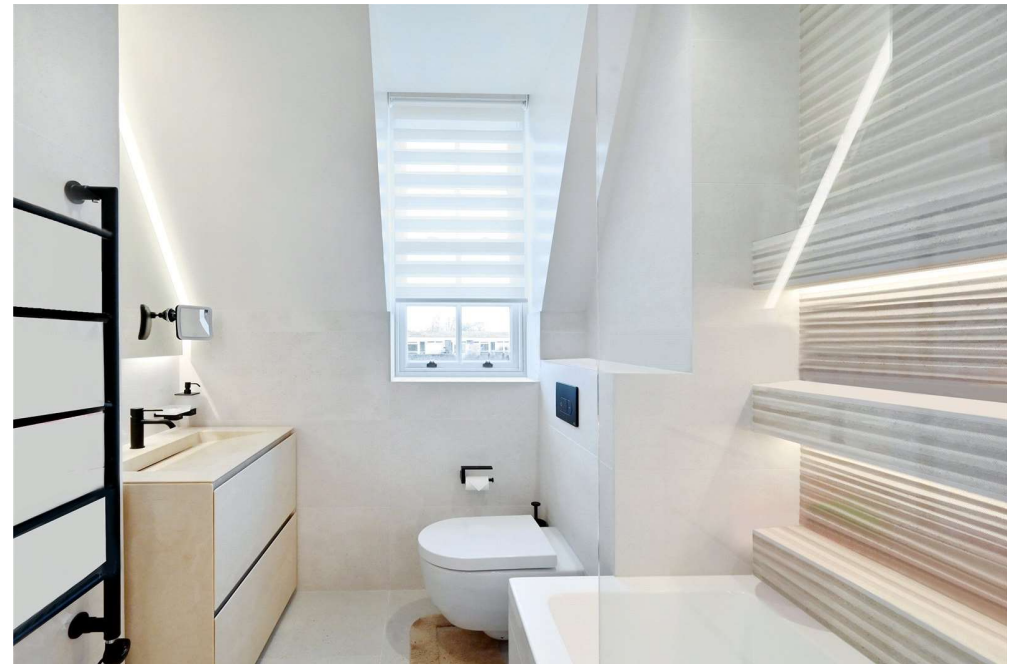
- Entrance Hall
- Reception Room
- Dining Room
- 3 Bedrooms
- Shower Room
- En Suite Bathroom
- Kitchen
- Utility Room
- Lift
- Parking
- 24 Hour Porter

St. Stephen's Close
Gross Internal Area(Approx)
Total = 148.36 Sq m / 1597 Sq ft



Fourth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
For Illustration Purposes Only - Not To Scale





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 