



12 Avenue Road,  
St Johns Wood, NW8

Asking Price £5,000,000, Leasehold - Share of Freehold

NAPIER WATT

T: 0207 935 0011

E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)

W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

An exceptional duplex family apartment situated on one of London's finest roads available for sale. This generous apartment covers approx. 3,738 sq ft / 347sqm arranged over two floors (ground and lower ground) comprising five bedrooms, three bathrooms (two ensuite), two reception rooms, kitchen / breakfast room, utility room and guest cloakroom. The property features a paved patio area, day Porter and underground parking, and also boasts its own private heated swimming pool. Located on Avenue Road, moments from Primrose Hill and Regents Park, and St Johns Wood High Street and (Jubilee Line) tube.

5 Bedrooms : 3 Bathrooms : 2 Reception Rooms : Kitchen : Utility Room : Guest Cloakroom : Paved Patio Area : Day Porter : Underground Parking : Private Heated Swimming Pool : EPC Rating C

## Key Features

- PRIVATE INDOOR SWIMMING POOL
- SECURE UNDER GROUND PARKING
- EXCLUSIVE PRIVATE BLOCK
- DAY PORTER
- SHARE OF FREEHOLD
- PRIVATE GARDEN

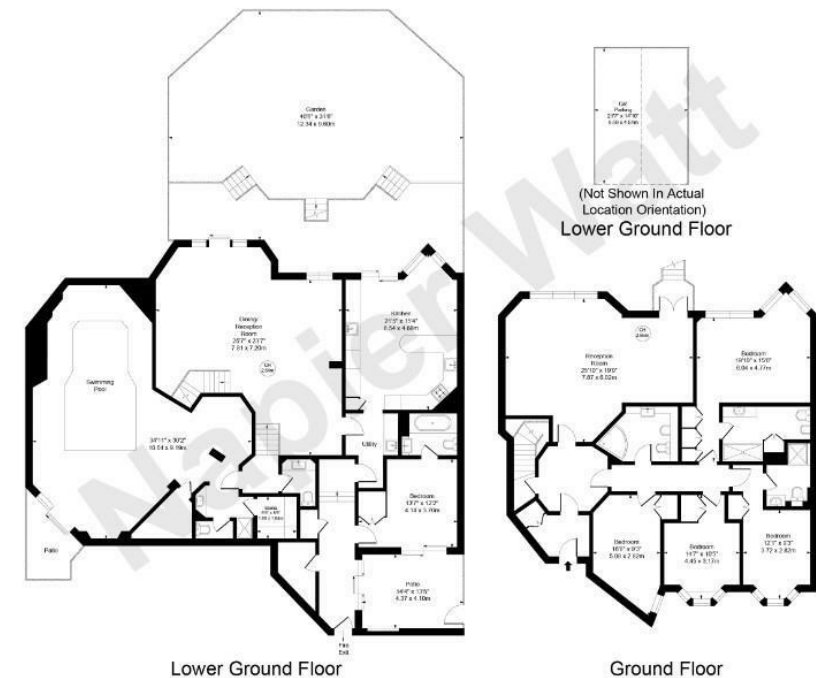
## Terms

Leasehold and Share of Freehold  
Service Charge £10,569.35payable half yearly  
Council Tax : Camden Band H  
EPC C

## Avenue Road, NW8

Approx. Gross internal Area 3738 Sq Ft - 347.32 Sq M

Key :  
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.