



Impressive penthouse with far reaching views

London House, 7-9 Avenue Road, St John's Wood, London, NW8

£4,950,000 Share of Freehold



Porter • Direct lift access • Terraces & Balconies • Underground Parking

Local Information

London House is Located on Avenue Road which is a arguably one of St John's Wood's premier streets. It is approximately 0.6 miles from the vibrant mix of thriving cafes, restaurants and boutiques of St John's Wood High Street and approximately 0.6 miles from St John's Wood Underground Station (Jubilee Line) and bus routes to the West End.

About this property

First time on the market in 51 years this penthouse (2,807 sq ft/260.77 sq m) situated on the 9th floor of this well regarded purpose built block.

This impressive penthouse is presented as it was when originally acquired in 1969, it requires renovation and offers bright lateral accommodation, as well as an abundance of outdoor space, which overlooks Regent's Park, with terrace use. The property also benefits from a porter service, direct lift access, and one underground parking space. Further benefits include far reaching views over Regent's Park and across the London Skyline.

Tenure

Share of Freehold

Local Authority

City Of Westminster

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regents Park Office.

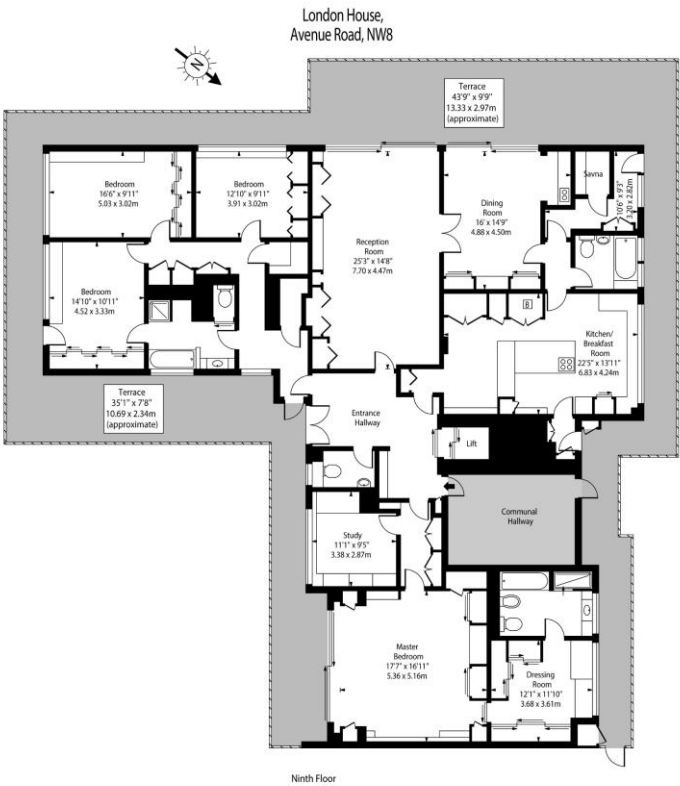
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London House, 7-9 Avenue Road, St John's Wood, London, NW8
Gross Internal Area 2807 sq ft, 260.77 m²

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Approx Gross Internal Area 2807 Sq Ft - 260.77 Sq M

(Excluding Communal Hallway & Lift)

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.40525

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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

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