



A superb second-floor luxury apartment set within this highly regarded modern portered development, renowned for its distinctive south-facing “piano” shaped terraces and exceptional front-line views over Regent’s Park.

The apartment offers beautifully proportioned living space, including a bright interconnecting reception and dining room with full south and west-facing aspects, allowing an abundance of natural light throughout the day. These elegant rooms feature wood flooring and provide direct access to a spacious tiled terrace, perfect for enjoying the stunning park views.

The accommodation further comprises three generously sized bedrooms, each with en-suite bathrooms, a large fully fitted kitchen with breakfast area, and a separate guest WC, all arranged off a welcoming central entrance hall.

2 Avenue Road, St John's Wood

St John's Wood

NW8 7PU

£1,800 Per Week

Subject to Contract

# FOXGREGORY



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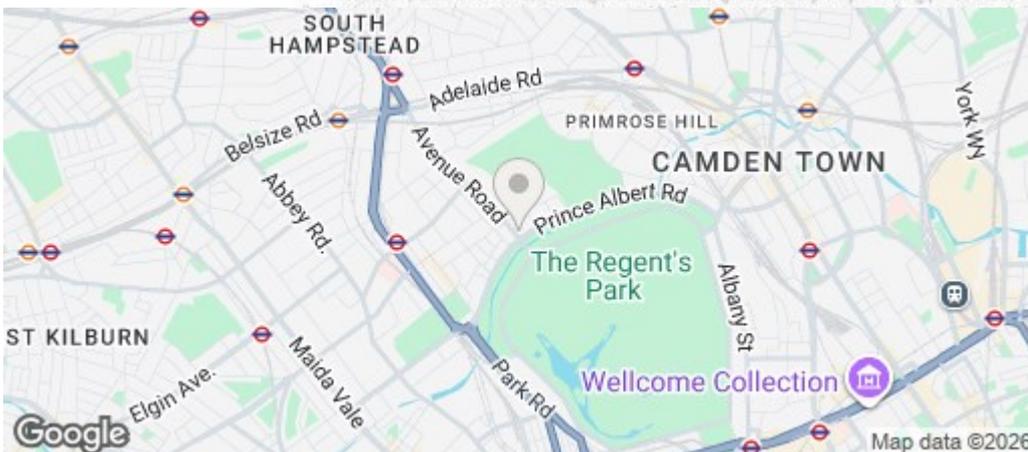
Avenue Road, NW8



Approx Gross Internal Area 1787 Sq Ft - 166.23 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotosstudio.com Ref: No.19442

This floor plan should be used as a general outline for guidance only. Any intending purchaser/lessee should satisfy



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