



THE POLYGON, AVENUE ROAD, NW8 £1,950,000 SOLE AGENT Subject to contract

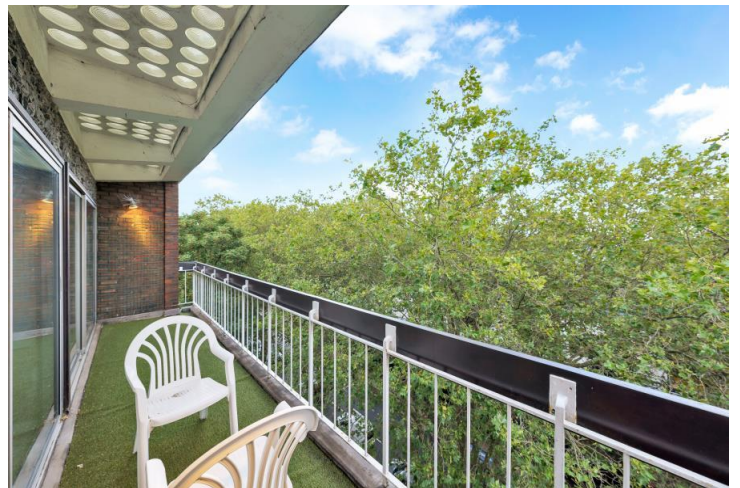
An outstanding two bedroom (formally three) penthouse set on the top two floors of this portered building on Avenue Road. The apartment benefits from a wonderful wrap around terrace with incredible south facing views of the London skyline. The property also has a lock up double garage. The Polygon is located within 0.3 miles of Swiss Cottage Underground Station (Jubilee Line).

Principle Bedroom with Dressing Room | Second Bedroom | Two Bathrooms | Open Plan Kitchen/Dining/Reception Room | Study | Private Balcony | Private Roof Terrace | Lift Access | Portorage | Share of Freehold

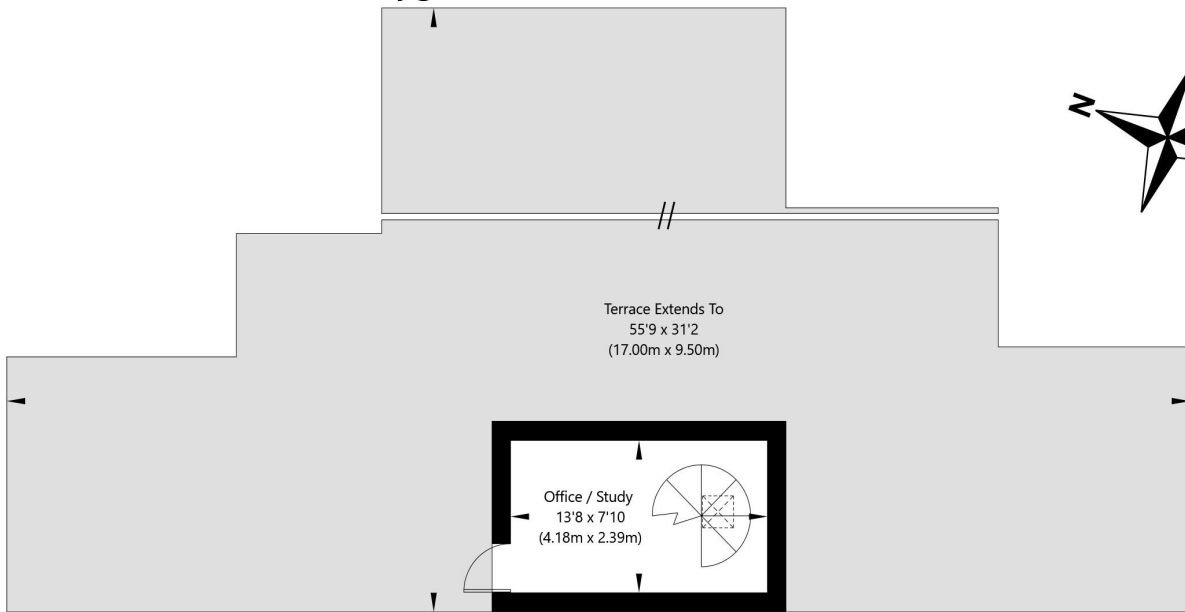
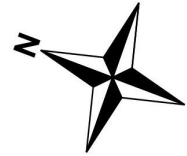
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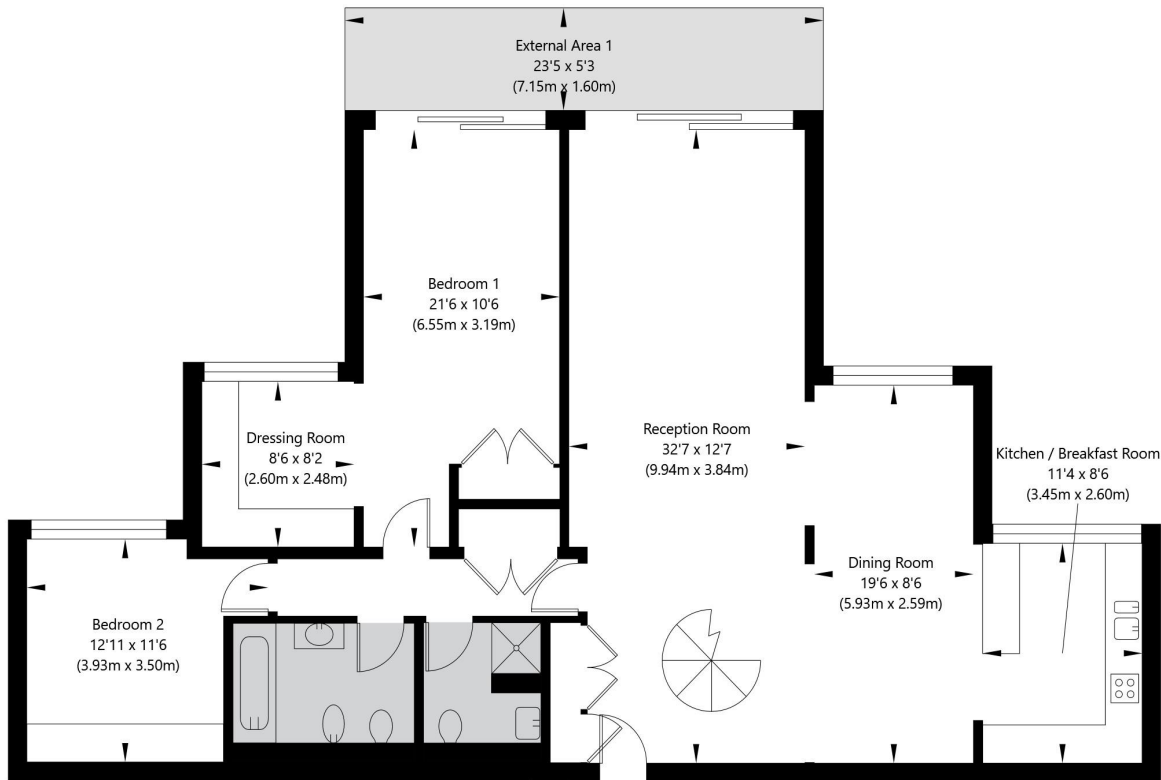
For every step...



The Polygon, Avenue Road, London NW8 6JB

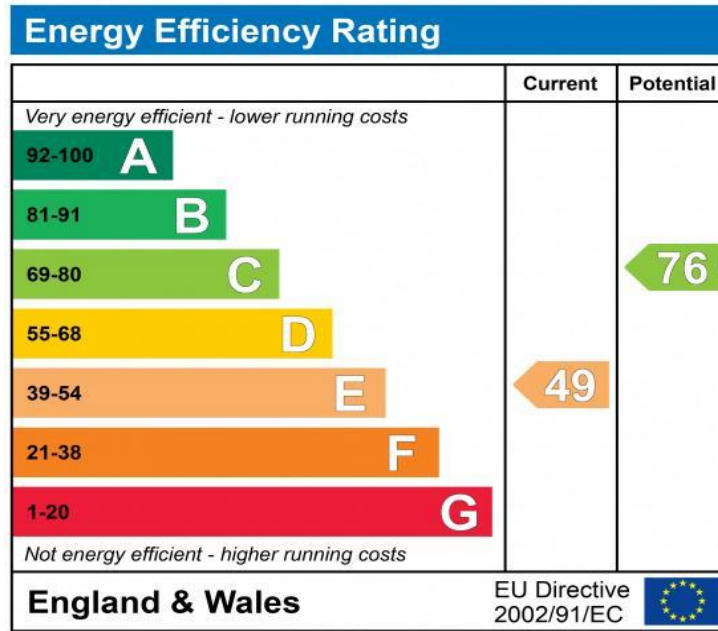


Top Floor
GROSS INTERNAL FLOOR AREA
APPROX. 9.98 SQ M / 107 SQ FT



Sixth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 122.7 SQ M / 1321 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 132.68 SQ M / 1428 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



Tenure: Share of Freehold

Term: 999 years from 24/06/1975 **NOTES:**

Service Charge: £5,821 Paid Six Monthly

Current Ground Rent: A Peppercorn / No Ground Rent Applicable

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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