



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 | Porterage | Share of Freehold

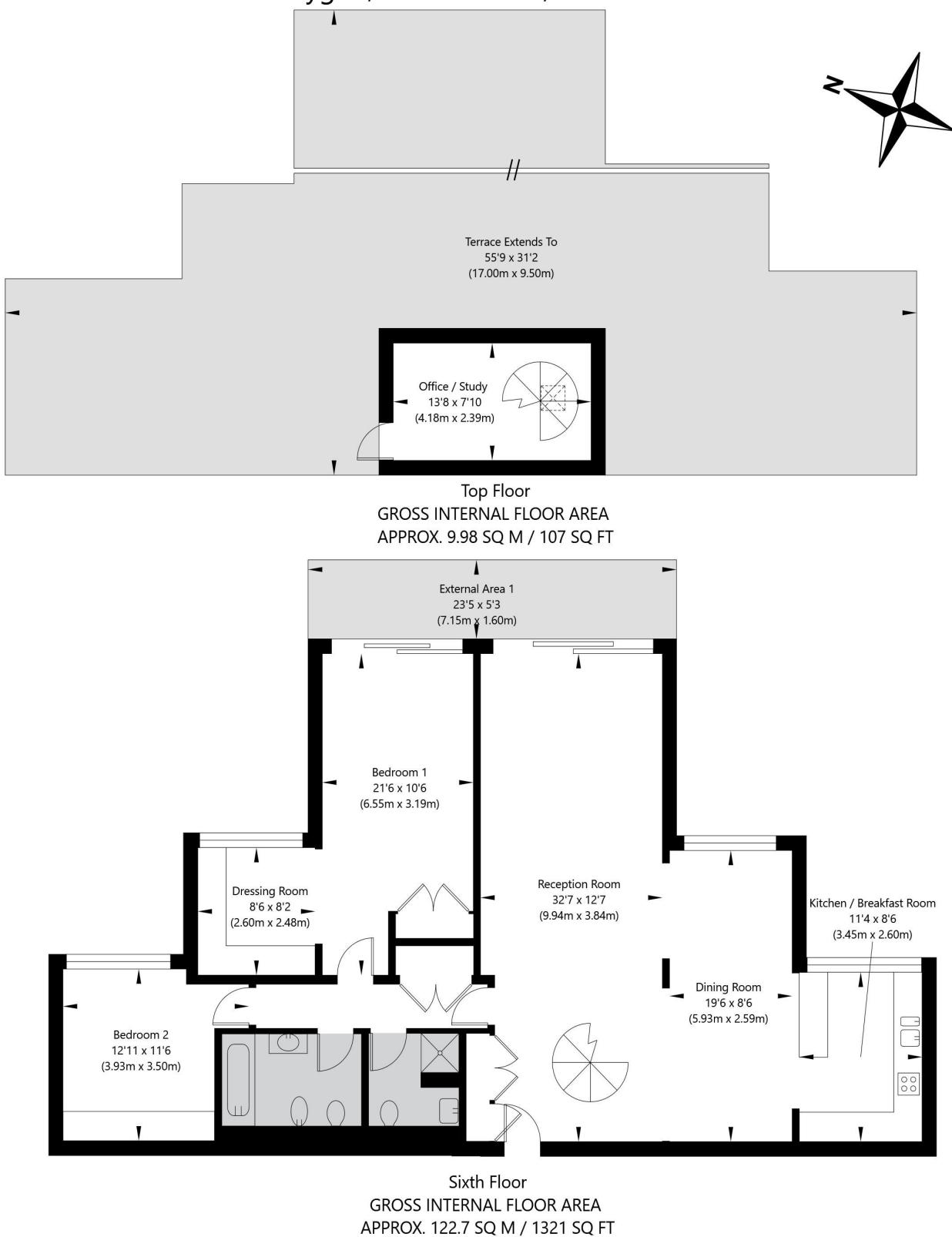
winkworth.co.uk/st-johns-wood

Winkworth

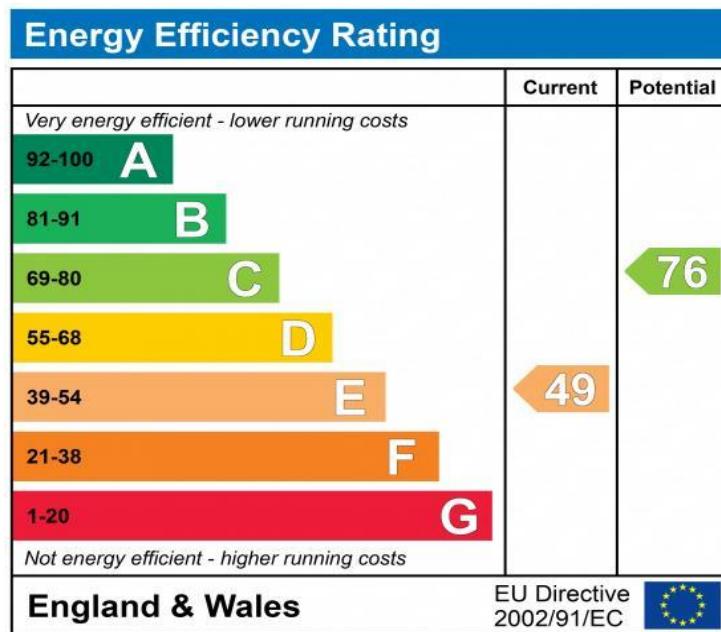
For every step...



The Polygon, Avenue Road, London NW8 6JB



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.

NB: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Neither Winkworth nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested.

St John's Wood | 103-104 St John's Wood Terrace, London NW8 6PL
020 7586 7001 | stjohnswood@winkworth.co.uk

Winkworth

winkworth.co.uk/st-johns-wood

See things differently.