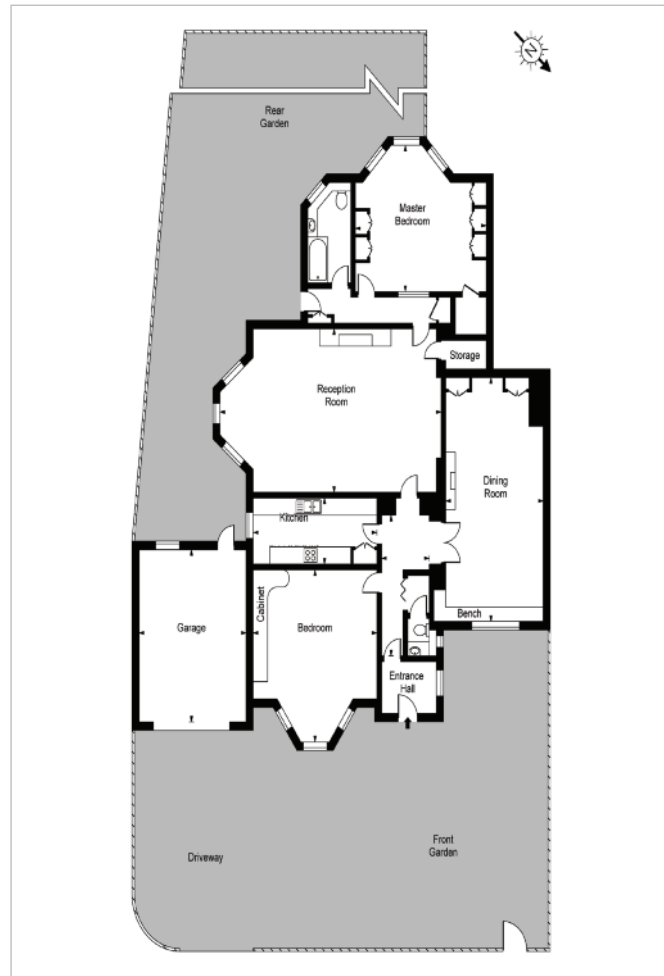


## London NW8

**Flat A,  
15 Avenue Road,  
St John's Wood  
NW8 6BS**

- **An Attractive Leasehold Self-Contained Ground Floor Flat**
- GIA extending to Approximately 190.8 sq m (2,054 sq ft)
- Unmodernised with potential for Internal Reconfiguration
- Garage
- To be offered with the benefit of an Assignable Section 42 Lease Extension Notice

### Vacant Possession



#### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 3.00 – 4.00 p.m. These are open viewing times with no need to register. (Ref: MF/JW).

#### Seller's Solicitor

Messrs DMH Stallard LLP (Ref: JF).  
Tel: 01293 663502  
Email: joanna.ferraiolic@dmhstallard.com

#### VACANT – Leasehold Flat

#### Tenure

Leasehold. The property is held on a lease for a term of 99 years from September 1974 (thus having approximately 58 years unexpired) at a fixed ground rent of £100 per annum.

#### Location

The property is situated on the south-west side of Avenue Road, at its junction with Allitson Road in affluent and popular St John's Wood. The open spaces of Regent's Park and Primrose Hill are situated close by, with St John's Wood High Street and London Underground Station (Jubilee Line) being situated a short walk to the west. Local shopping and entertainment facilities are provided along St John's Wood High Street. Lord's Cricket Ground (home of cricket) is within walking distance.

#### Description

The property comprises a self-contained ground floor flat situated within an attractive red brick semi-detached building arranged over ground and two upper floors. The property benefits from front and rear gardens as well as a hard standing area for several cars and a garage.

#### Accommodation

Entrance Hall, Reception Room, Dining Room, Kitchen, Storage, Bedroom, Master Bedroom with En-Suite Bathroom, WC with wash basin.

**Approximate Gross Internal Area of Flat**  
190.8 sq m (2,054 sq ft)

**Approximate Gross Internal Area (including Garage)**  
218.04 sq m (2,347 sq ft)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allisop.co.uk](http://www.allisop.co.uk).  
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

**Lot 13 SOLD PRIOR**



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