

Story *of Home*

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We were looking for an apartment in St John's Wood for what seemed like forever. We were quite specific; we wanted something with potential to refurbish, ideally with off street parking and with no real compromises to ensure long term capital growth.

Avenue Close is a private gated development just off the renowned Avenue Road with its Ambassadorial residences, constructed in the 1930s and located in St John's Wood on the border of Primrose Hill. The development is extremely well cared for, with beautiful landscaped gardens, well-kept communal areas, and secure gated entrance. The 24-hour concierge team are very helpful, and friendly. This is not just great for security but also for deliveries or giving access to tradesmen. There is plenty of parking available for residents,

but also for family and friends when they come to visit, a real rarity in most parts of London.

When we first viewed the apartment, we were amazed by how quiet it was as it's tucked away to the rear of the development. Being on the top floor is great as it lets in lots of natural light, you can even see the tops of the trees on Primrose Hill. The ceiling height is very impressive and when we were shown the private gate from the development directly onto Primrose Hill, we knew we had to buy it.

We spent a long time working with Alexandra Von Peltz Design Studio (previously of Soho House) to spatially redesign the apartment, they did a fantastic job and helped maximise the space. We then fully refurbished with no expense spared, we took down walls to make the rooms even bigger





Elsewhere the height of all doors has been raised, panelling was added to the walls to give a real feeling of grandeur and the flooring is solid oak herringbone. The kitchen is custom made, with polished stone worktop, Siemens appliances and a Bora hob which is award winning!

The principal bedroom has the feeling of a boutique hotel, with the en-suite bathroom separated by a crittall style glazed screen with fluted glass. The second double bedroom has access to a family bathroom just off the hallway. Both bathrooms are very luxurious with antique brass Crosswater taps and Italian marble tiles.

Our favourite features however are the Murano rose tinted chandeliers in the reception room! They are beautiful!

St John's Wood is just fantastic, two of our favourite dining spots are The Ivy Café and

Soutine on St John's Wood High Street, both are great for either a special occasion or a quiet midweek meal, and you don't even have to travel into the West End.

Being able to walk to Primrose Hill is also a real treat with its array of trendy gastro pubs. One of our favourite restaurants is Oka, the sushi is delicious, we also love Lemonia which has been in Primrose Hill for decades and is a bit of an institution.

In the summer I enjoy training in the outdoor calisthenics' gym in Primrose Hill, or a Sunday afternoon strolling through Regents Park. Regent's Canal is also stunning, you can walk to Camden or to Coal Drops Yard in Kings Cross, or in the other direction Little Venice.

I can be in the West End either by car or Tube in less than 15 minutes.

“ Being able to walk to both St Johns Wood and Primrose Hill is a real treat. In Primrose Hill there is an array of trendy gastro pubs, one of our favourite restaurants is Oka ”







Avenue Close

NW8

£1,695,000

LEASEHOLD - 900+ YEARS REMAINING
SERVICE CHARGE - £9,400 APPROX
GROUND RENT - £110 PER ANNUM
COUNCIL TAX BAND G

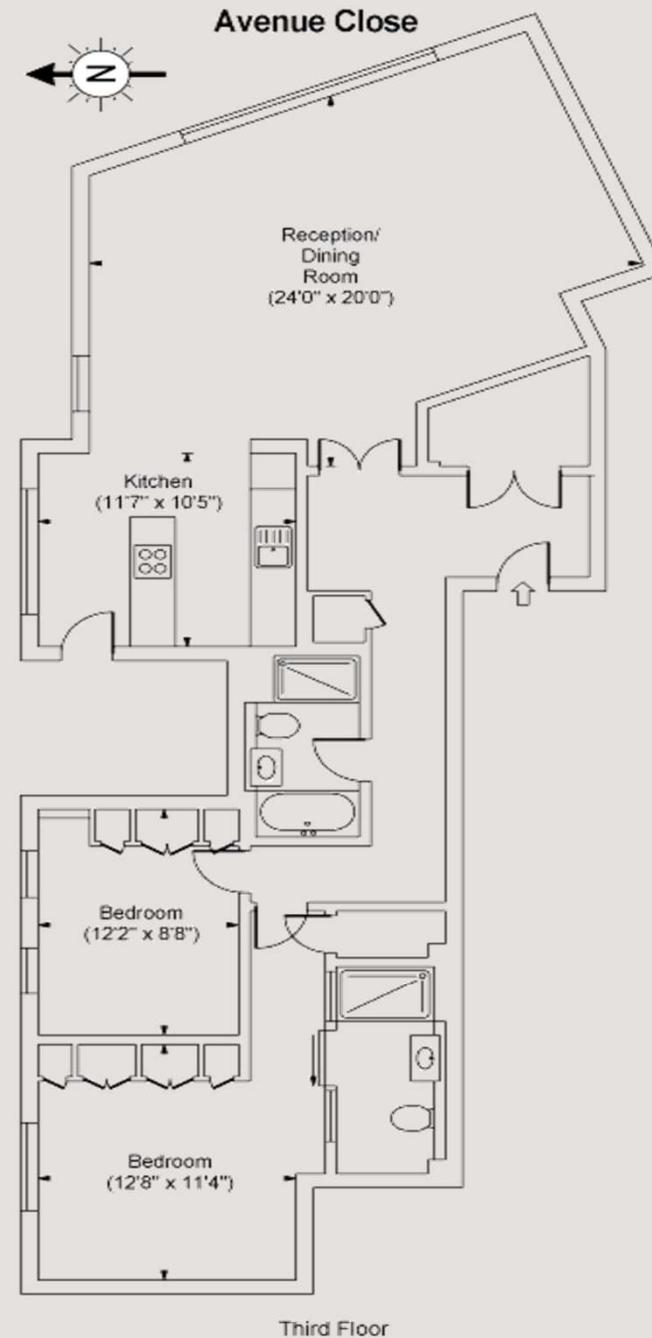
- Two Bedrooms
- Two Bathrooms
- High Ceilings
- Luxurious Refurbishment
- Off Street Parking (first come first served)
- Landscaped Communal Gardens
- Top Floor with Lift
- 24 Hour Concierge

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Story of Home



Third Floor

Approx Gross Internal Area **1168 Sq Ft - 108.51 Sq M**

Every attempt has been made to ensure the accuracy of this floor plan however measurements are approximate and for illustration purposes only.
Measured in accordance with the RICS codes of measuring practice. Not To Scale