



## ST JOHN'S WOOD, NW8

A DETACHED, DOUBLE-FRONTED HOUSE ARRANGED OVER THREE FLOORS ONLY, PROVIDING APPROXIMATELY 4,000 SQ FT/385 SQ M OF ACCOMMODATION WITH A PARTICULARLY FINE SOUTH-FACING REAR GARDEN WITH A VARIETY OF MATURE PLANTS AND SHRUBS. THE PROPERTY IS LOCATED ON A QUIET TREE-LINED ROAD WITHIN A FEW MOMENTS' WALK OF LOCAL SHOPS AND TRANSPORT FACILITIES, AS WELL AS THE AMERICAN SCHOOL IN LONDON ON LOUDOUN ROAD.

SEVEN BEDROOMS, FIVE BATHROOMS (TWO EN SUITE), DRAWING ROOM, DINING ROOM, STUDY, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, GUEST WC, DOUBLE LENGTH GARAGE, CARRIAGE DRIVEWAY PROVIDING PARKING FOR SEVERAL CARS, FRONT AND REAR GARDENS. EPC RATING E.

FREEHOLD

£7,350,000



## REGENT'S PARK, NW8

A FOURTH FLOOR, THREE BEDROOM APARTMENT WITH VIEWS OVER REGENT'S PARK AND SKYLINE VIEWS OF LONDON. THE PROPERTY IS PRESENTED IN GOOD DECORATIVE CONDITION, HAVING BEEN THE SUBJECT OF A REFURBISHMENT PROGRAMME, AND HAS THE BENEFIT OF AN OFF STREET PARKING SPACE FOR ONE CAR, WHICH IS AVAILABLE TO RENT BY SEPARATE NEGOTIATION. ST JAMES'S CLOSE IS LOCATED ON PRINCE ALBERT ROAD, IMMEDIATELY OPPOSITE REGENT'S PARK AND WITHIN CLOSE PROXIMITY OF ST JOHN'S WOOD HIGH STREET AND PRIMROSE HILL PARK.

THREE BEDROOMS, TWO BATHROOMS, TWO RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM, GUEST CLOAKROOM, UTILITY ROOM. EPC RATING C.

108 YEAR LEASE

JOINT SOLE AGENTS

£2,150,000