

NORFOLK ROAD, ST JOHN'S WOOD NW8 6HG





# 20, NORFOLK ROAD, ST JOHN'S WOOD NW8 6HG

A beautiful grade II Listed semi-detached villa, circa 1830, arranged over three floors only. Offered in excellent decorative condition the property provides 3,528 sq ft/328 sq m of accommodation and features a wide ground floor double drawing room with French doors onto a balcony leading to the garden, an integral double length garage with additional off-street parking and a stunning landscaped south east facing landscaped garden at the rear of which is a recently built garden studio.

Norfolk Road is a quiet tree lined residential road, arguably one of the most desirable in the area, and is located a few moments' walk from St John's Wood Underground Station and the cafes and boutiques of St John's Wood High Street. The extensive open spaces of Primrose Hill Park and Regent's Park are within a short walking distance.

The property has been granted planning consent to enhance and enlarge the house. Plans available upon request.

EPC Rating: Council Tax Band:  
Freehold

**OFFERS IN EXCESS OF £9,000,000**

Service Charge: Your Text Here

Current Ground Rent: Review Date: Your Text Here

Lease Length: Your Text Here

**\*IMPORTANT NOTICE\*** These particulars are issued for guidance only. They are intended to give a fair overall description of the property and not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only

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