

SPRINGFIELD ROAD, ST JOHN'S WOOD, LONDON NW8



SPRINGFIELD ROAD, **ST JOHN'S WOOD**, LONDON NW8

A neo-Georgian detached house arranged over 3 floors only, providing 4,316 sq ft / 401 sq m of accommodation and presented in good decorative condition throughout. In May 2017, Planning Permission was granted for the creation of a new basement level of 2,303 sq ft / 214 sq m with light wells and roof lights, providing leisure / entertainment space - the suggested use of which includes a large gym, tv area, games area, library, utility room/store and bathroom. (Please note that Planning Permission expired May 2020).

The house features elegant and well-proportioned rooms and benefits from a large rear garden as well as landscaped gardens to the front. In addition to gated off street parking, there is a single garage with a door providing access directly in to the property. The property is conveniently located within walking distance of St. John's Wood High Street (0.6 miles), St. John's Wood Underground Station (Jubilee Line - 0.5 miles) and The American School London in London (0.3 miles).

ACCOMMODATION AND AMENITIES:

Spacious Entrance Hall with Cupboards : Guest Cloakroom : Drawing Room : Dining Room : Sitting Room : Kitchen leading to Conservatory
Breakfast Room : Principal Suite comprising Bedroom, Bathroom and Dressing Room : Five further Double Bedrooms : 4 Further Bathrooms :
53' Wide Landscaped Front Garden : 53' Deep Landscaped Rear Garden : Garage and Driveway with Off Street Parking for 1 Car.

ASKING PRICE: £9,500,000 SUBJECT TO CONTACT

TENURE: FREEHOLD

EPC RATING: E

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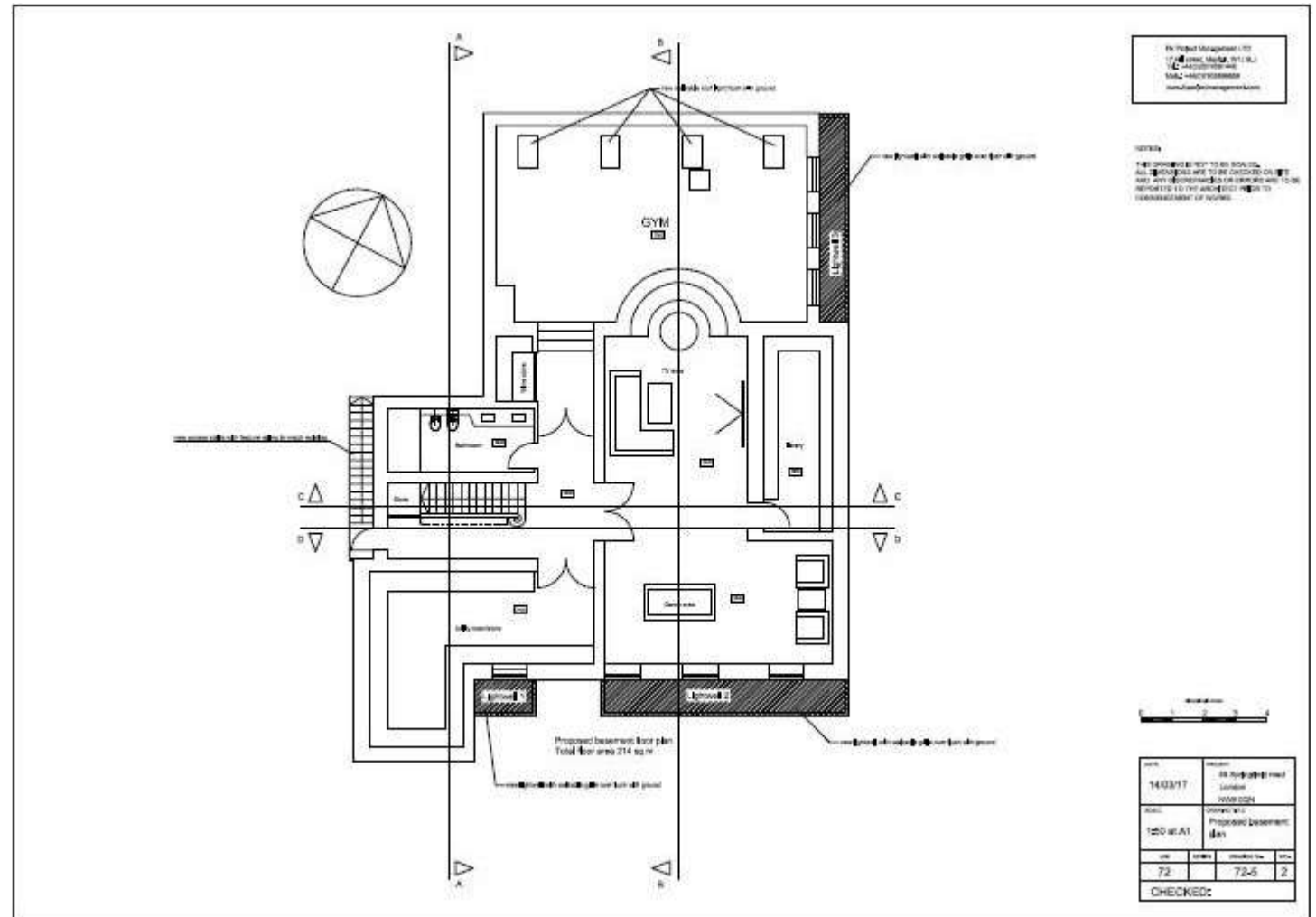
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Planning consent for the creation of a new basement level



Springfield Road, London NW8

Gross internal area (approx):
401 sq.m. (4316 sq.ft.) including garage
For identification purposes only. Not to scale.
Proplan UK

