



Woronzow Road, St John's Wood NW8

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RESIDENTIAL

A rare opportunity to purchase a wide, low built house totalling 2,800 sq ft/ 260 sq m. The property features a beautiful southwest facing rear garden with a delightful aspect being surrounded by neighbouring gardens on all sides. The house is set back from the road behind a front garden which also provides gated off-street parking.

Planning consent was granted in September 2023 to make various alterations to the house including the creation of an additional new large room in the current loft adding an additional circa 500 sq ft/ 46 sq m and the conversion of the garage. Full copies of plans are available upon request.

Woronzow Road is located on the East side of St John's Wood, a short distance from St John's Wood High Street, Primrose Hill Park and Regent's Park.

EPC Rating: D

Council Tax Band: H

GUIDE PRICE: £6,250,000

FREEHOLD

ARLINGTON

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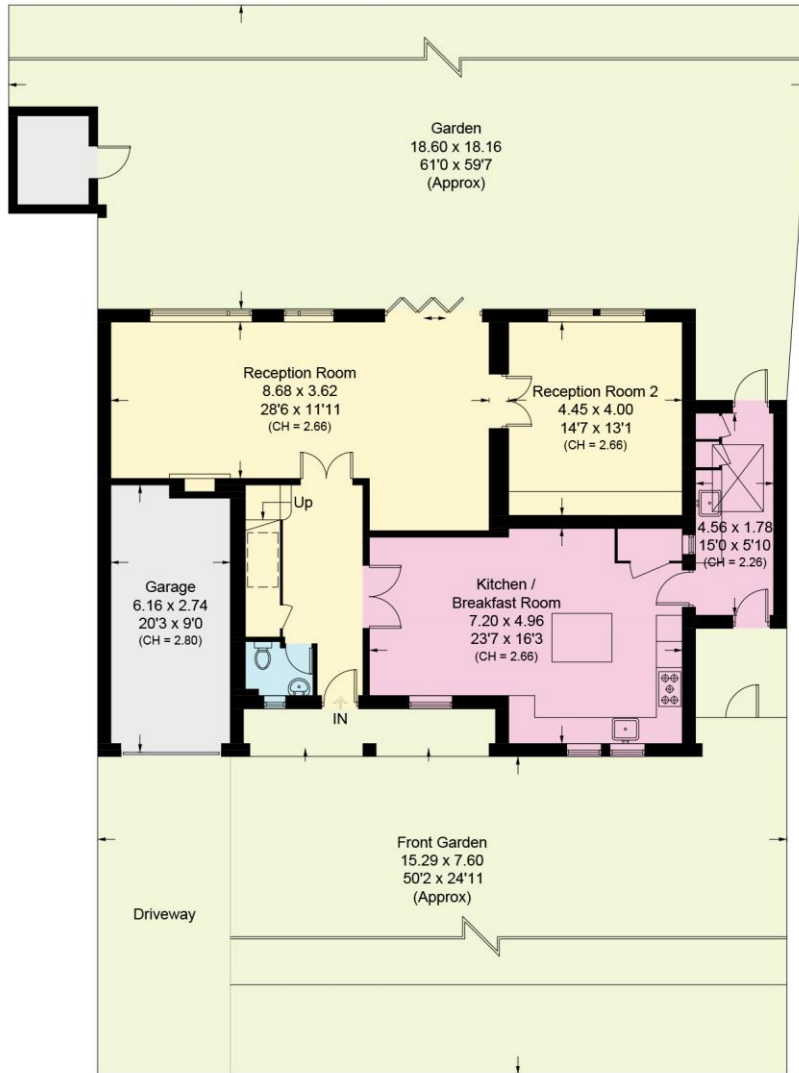






Woronzow Road, NW8

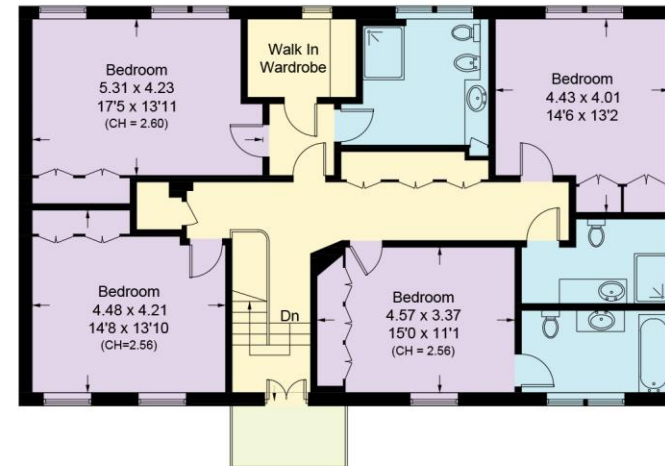
Approximate Area = 240.9 sq m / 2593 sq ft
 Garage & Outbuilding = 19.3 sq m / 208 sq ft
 Total = 260.2 sq m / 2801 sq ft
 Including Limited Use Area (3.1 sq m / 33 sq ft)



Ground Floor

Approximate Area = 113.4 sq m / 1221 sq ft
 Including Limited Use Area (1.7 sq m / 18 sq ft)

☐ = Reduce head height below 1.5m



First Floor

Approximate Area = 127.5 sq m / 1372 sq ft
 Including Limited Use Area (1.4 sq m / 15 sq ft)

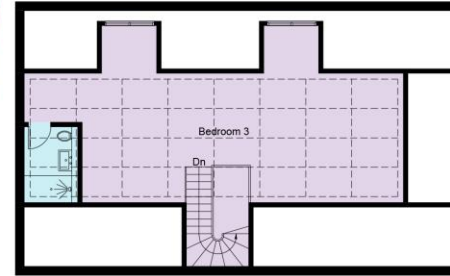
Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Proposed Woronzow Road, NW8

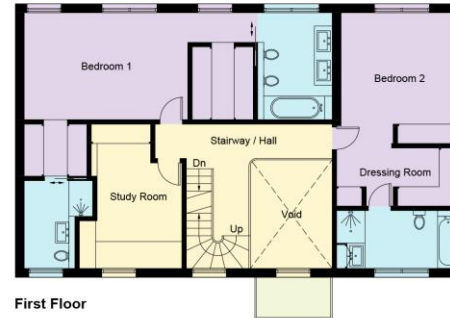
Approximate Area = 327.5 sq m / 3525 sq ft
(Excluding Void)



Ground Floor



Second Floor



First Floor