

**CHARLES LANE  
ST JOHN'S WOOD, LONDON NW8**





## CHARLES LANE, ST JOHN'S WOOD, LONDON NW8

A beautifully refurbished three floor house located in a quiet cobbled mews immediately off St John's Wood High Street. The house is presented in excellent decorative condition throughout and features an impressive first floor double reception room as well as a fabulous kitchen/study/library area. The owners rent a garage opposite the house, together with a section of garden, and it may be possible to take over this license by separate agreement.

### ACCOMMODATION AND AMENITIES:

Double Reception Room, Kitchen/Breakfast Room, 2 Bedrooms, 1 Ensuite Bathroom, 1 Ensuite Shower Room, Study/Library, Guest Cloakroom, Garage/Gym, Quiet Cobbled Mews, 100 yards from St John's Wood High Street, Gas Fires, Glass Panelling to both bathrooms, Designer Wardrobes, Automatic irrigation system to the first floor planting area, American walnut wood floor to the whole of the first floor.

**GUIDE PRICE: £2,350,000 FREEHOLD**

SOLE AGENT













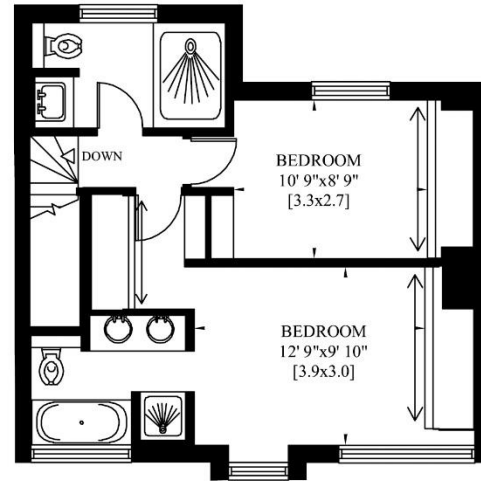
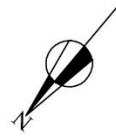




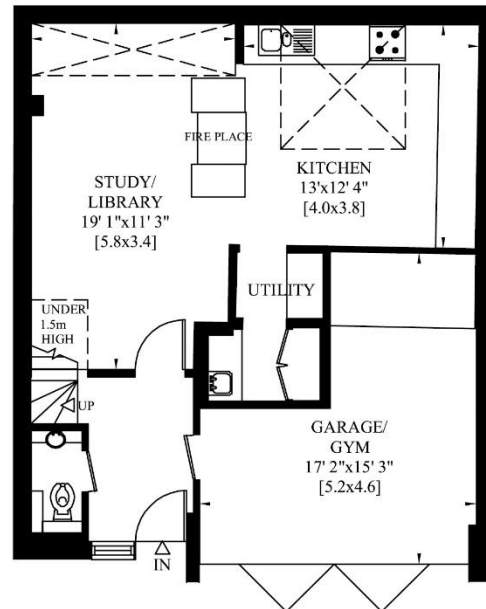


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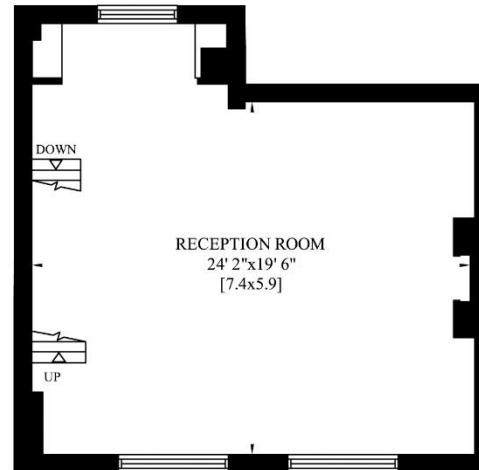
Gross Internal Area: 162 Sq. metres  
Including Under 1.5m High 1749 Sq.feet



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR