



Kilgarron House
14 Ordnance Hill | NW8



UNIQUE 2-STOREY DETACHED HOUSE
ARRANGED OVER 4,600 SQ FT WITH
A SECLUDED SOUTH EAST FACING
GARDEN IN THE HEART OF ST JOHN'S
WOOD

A neo-Georgian double fronted detached house located on the favoured East side of St Johns Wood, currently arranged over approximately 4,635sqft / 430.6sqm (GIA) on 2 floors only. The house and gardens are set discreetly behind a high brick wall with a 100ft frontage on Ordnance Hill, adjacent to Robinsfield Infant School.

'Kilgarron House', formerly the London home of author Frederick Forsyth, offers 6 bedrooms – with 5 double bedrooms on the first floor. The ground floor offers wonderful entertainment space with a 27' entrance hall leading to 3 large reception rooms, large conservatory and kitchen. The garden is 75ft, south east facing with a swimming pool. There is garaging in addition to off-street parking for 2 cars.

Subject to the usual/necessary consents, the property lends itself to further improvement and could be redesigned by adding a second floor.

A suggested scheme is available upon request.





Location

'Kilgarron House' is approximately 0.1 miles from the cafes and shops of St John's Wood High Street and approximately 0.2 miles from St Johns Wood Underground Station (Jubilee Line). The open spaces of The Regent's Park are approximately 0.3 miles away.

Accommodation (Existing)

- ◆ Spacious Entrance Hall
- ◆ Guest Cloakroom
- ◆ Reception room
- ◆ Family Room
- ◆ Study / Dining Room
- ◆ Kitchen leading to Conservatory Breakfast Room
- ◆ Ground Floor Bedroom with en suite
- ◆ Utility Room
- ◆ Spa Room
- ◆ Large Basement Boiler Room
- ◆ Principal Suite comprising Bedroom and En suite Bathroom
- ◆ Four Further Double Bedrooms
- ◆ Two Further Bathrooms
- ◆ 75' x 42' South East Facing Garden
- ◆ Swimming Pool
- ◆ Patio
- ◆ Garaging and Driveway with Off Street Parking for 2 Cars
- ◆ EPC Rating = E

Local Authority: City of Westminster

Tenure: Freehold

Price on application





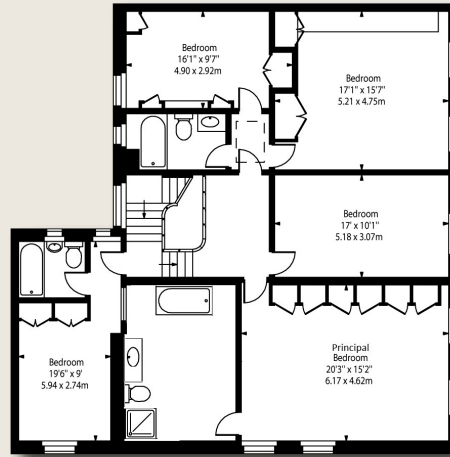


Existing Gross Internal Area (Approx.)

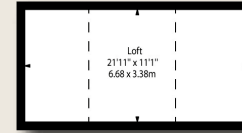
4,635 sq.ft. (430.60sq.m.)

Floor Area Including Loft (Approx.)

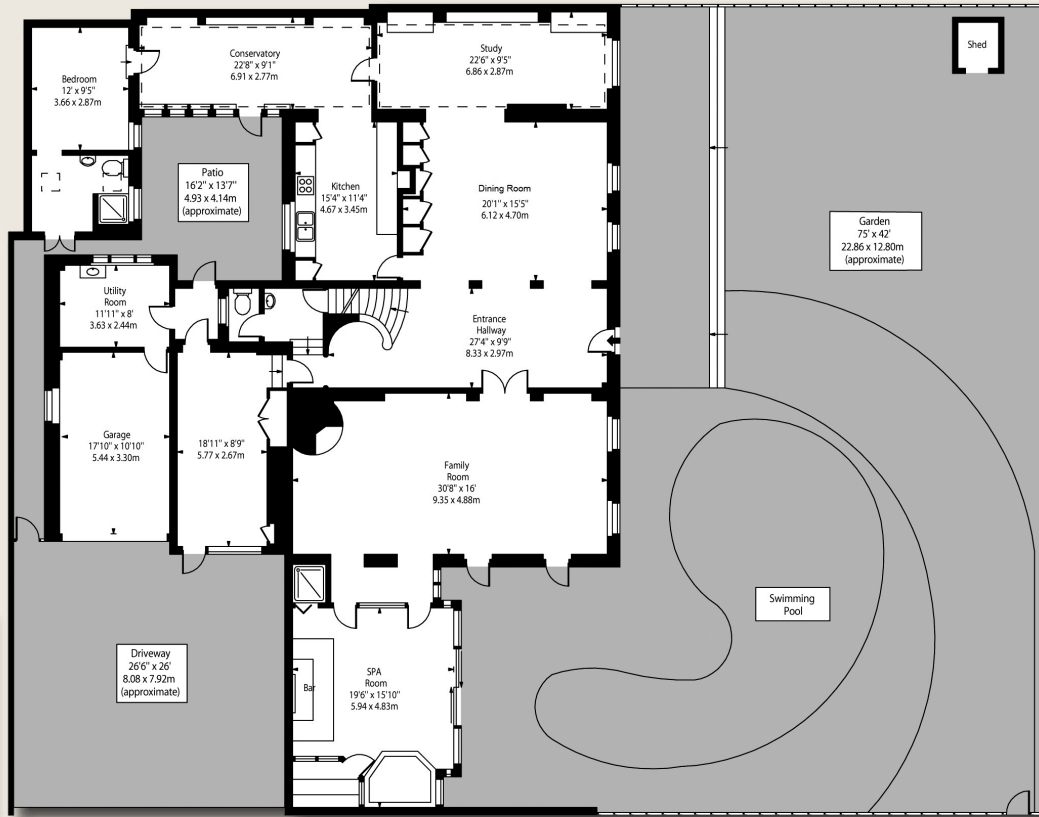
4,877 sq.ft. (453.08sq.m.)



First Floor

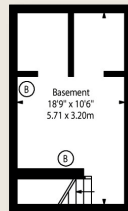


Second Floor



Lower Ground Floor

Ground Floor





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Viewing: Strictly by appointment with Arlington Residential.

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