

## 10 Denning Close, London NW8

£3,100,000 Freehold



A charming four bedroom modern terraced house situated in this exclusive cul-de-sac in the heart of St Johns Wood. The property has been beautifully maintained by the current owners and offers 2117 sq ft / 197 sq m (inc. integral garage) of bright accommodation mainly over two floors featuring a newly refurbished kitchen and bathrooms. Comprising excellent living accommodation with a large double reception room, the property benefits from access to a lovely South West facing rear garden, large terrace off the master bedroom, front balcony, two walk in wardrobes, guest WC, integral garage, additional allocated off street parking for two cars and full double glazing. Denning Close is a sought after location within walking distance to the fashionable shops and restaurants on St Johns Wood High Street and underground station.

## **Terms and Conditions**

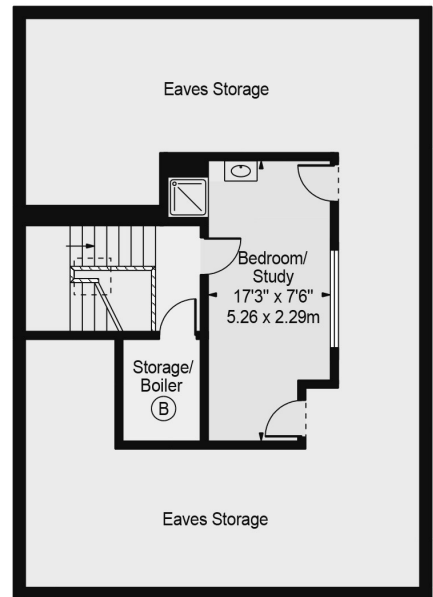
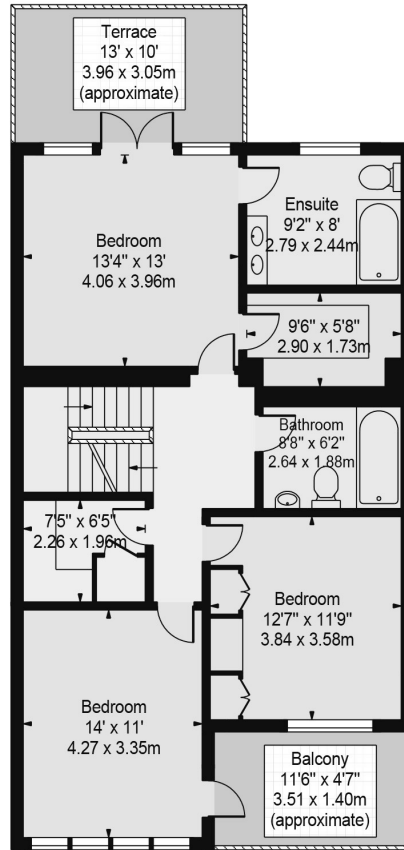
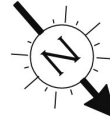
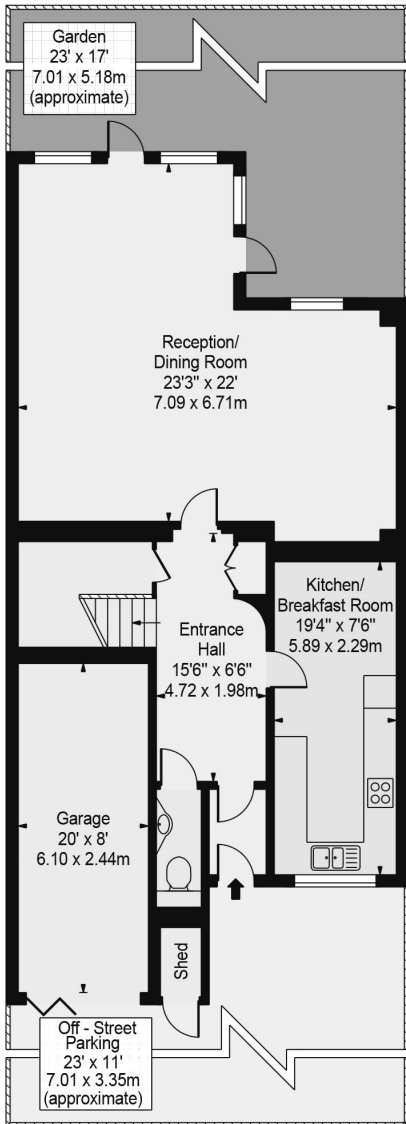
**Tenure:** Freehold

**Price:** £3,100,000 Subject To Contract

### **Misrepresentation Act 1967**

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

# Denning Close, NW8



Ground Floor

First Floor

Second Floor

**Approx. Total Internal Area 2117 Sq Ft - 196.67 Sq M**

(Including Garage & Excluding Eaves Storage)

**Approx. Gross Internal Area 1957 Sq Ft - 181.81 Sq M**

(Excluding Garage & Eaves Storage)

**Approx. Gross Internal Area Of Garage 160 Sq Ft - 14.88 Sq M**

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.