

Norfolk Road, St John's Wood, London NW8



Norfolk Road, St John's Wood, London NW8

A beautiful grade II Listed semi-detached villa, circa 1830, arranged over three floors only. Offered in excellent decorative condition the property provides 3,528 sq ft/328 sq m of accommodation and features a wide ground floor double drawing room with French doors onto a balcony leading to the garden, an integral double length garage with additional off-street parking and a stunning landscaped south east facing landscaped garden at the rear of which is a recently built garden studio.

Norfolk Road is a quiet tree lined residential road, arguably one of the most desirable in the area, and is located a few moments' walk from St John's Wood Underground Station and the cafes and boutiques of St John's Wood High Street. The extensive open spaces of Primrose Hill Park and Regent's Park are within a short walking distance.

ACCOMMODATION AND AMENITIES

Family Reception Room Leading Onto Garden • Drawing Room Intercommunication with Dining Area • Kitchen/Breakfast Room with Sitting Area • Principal Bedroom with En-Suite Bathroom • Two Further Bedrooms • Further En-Suite Bathroom • Shower Room • Large Study • Guest Cloakroom • Utility Room • Newly Built Garden Studio with Kitchenette and Shower Room • Integral Double Length Garage • Additional Gated Off Street Parking • 80ft Landscaped Garden With York Stone Terrace • Front Garden • Fully boarded loft storage

The property has been granted planning consent to enhance and enlarge the house. Plans available upon request.

OFFERS IN EXCESS OF £9,000,000 FREEHOLD, Subject to Contract



IMPORTANT NOTICE

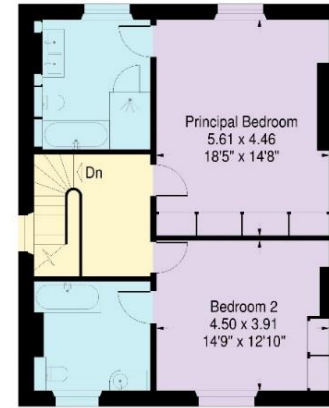
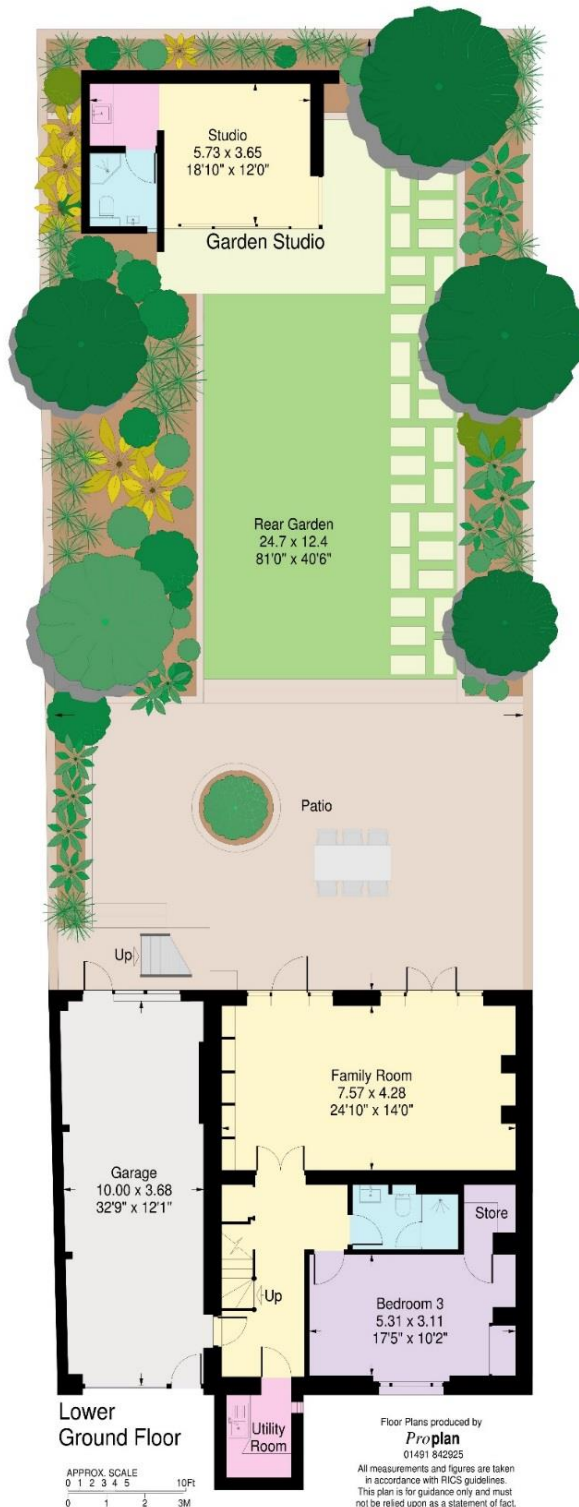
These particulars are issued for guidance only. They are intended to give a fair overall description of the property and not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.



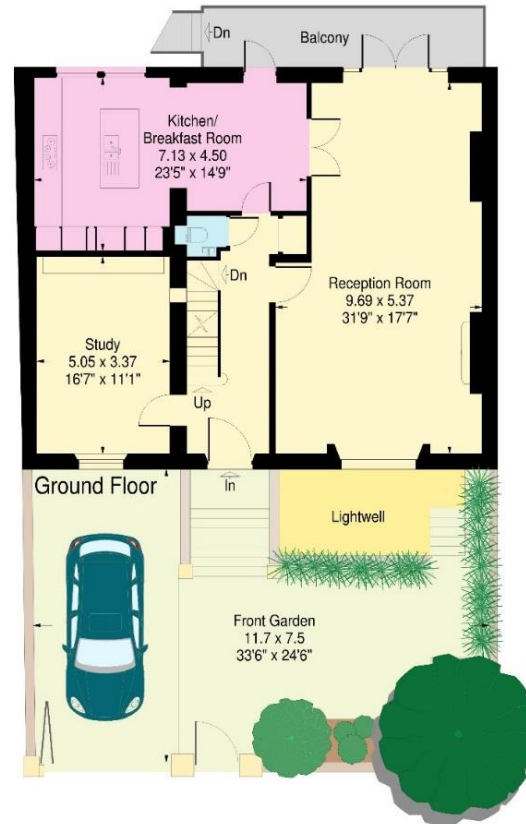


Norfolk Road, St Johns Wood NW8

Approximate Gross Internal Area:
 House - 306.4 sq.m / 3298 sq.ft (Including garage)
 Garden Studio - 21.4 sq.m / 230 sq.ft



First Floor



Ground Floor

Lower Ground Floor

Floor Plans produced by
Proplan
 01491 842925

All measurements and figures are taken in accordance with RICS guidelines. This plan is for guidance only and must not be relied upon as a statement of fact.

