



SPRINGFIELD ROAD ST JOHN'S WOOD LONDON NW8

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A detached 3 floor low-built house providing 4,136 sq ft / 384 sq m of accommodation offered in fair decorative condition.

The house which features elegant and well-proportioned rooms benefits from a beautiful rear garden as well as landscaped gardens to the front. In addition to gated off street parking there is a single garage with a door providing access directly in to the property.

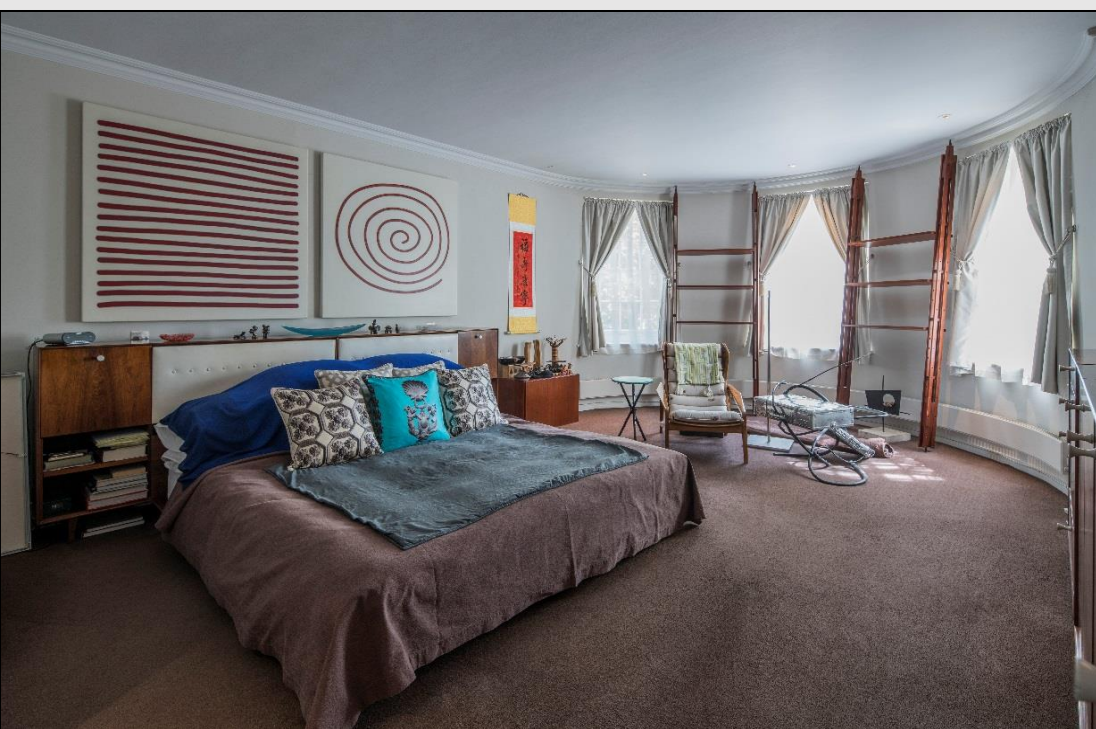
Springfield Road is a wide tree lined street within easy walking distance of The American School in London and within proximity of St John's Wood High Street and both Swiss Cottage & St John's Wood Underground Stations (Jubilee lines).

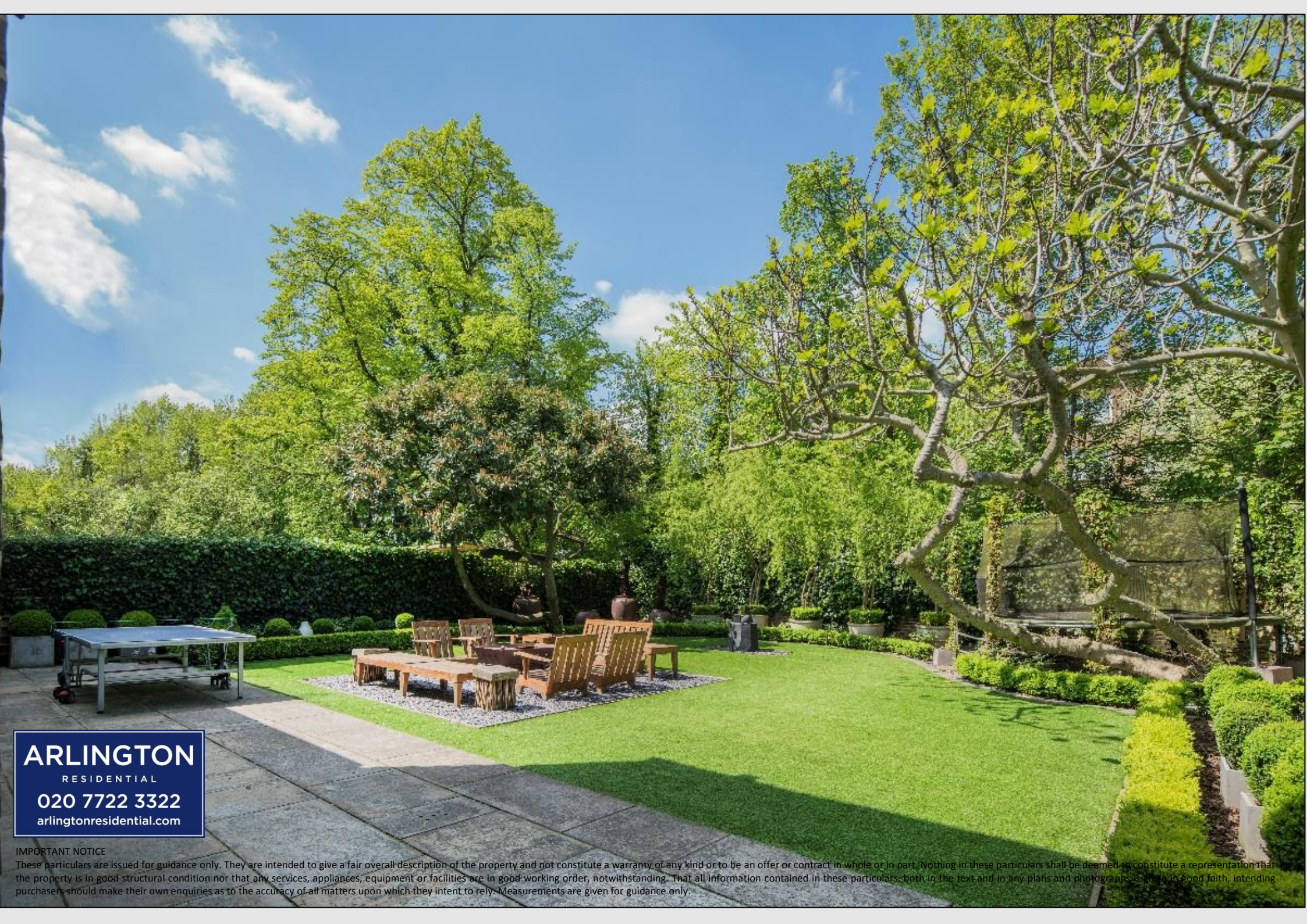
Accommodation and Amenities

- Master bedroom suite comprising bedroom, dressing room and bathroom
- 5 Further bedrooms
- 3 Further bathrooms (1 ensuite)
- 1 Shower room
- 2 Reception rooms
- Dining room
- Kitchen / Breakfast room
- Guest cloakroom
- Utility room
- Integral garage
- Gated off street parking
- Landscaped front and rear gardens
- EPC Rating – E

Guide Price: **£7,250,000, Freehold**





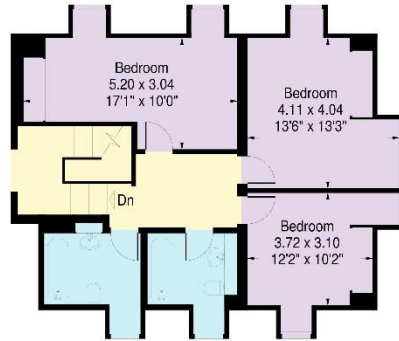


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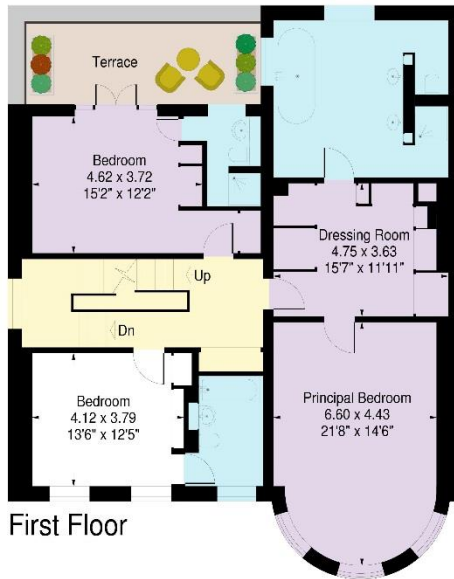
IMPORTANT NOTICE
These particulars are issued for guidance only. They are intended to give a fair overall description of the property and not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation 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.

Springfield Road, St John's Wood NW8

Approximate Gross Internal Area:
384.2 sq.m. / 4136 sq.ft.
(including garage)



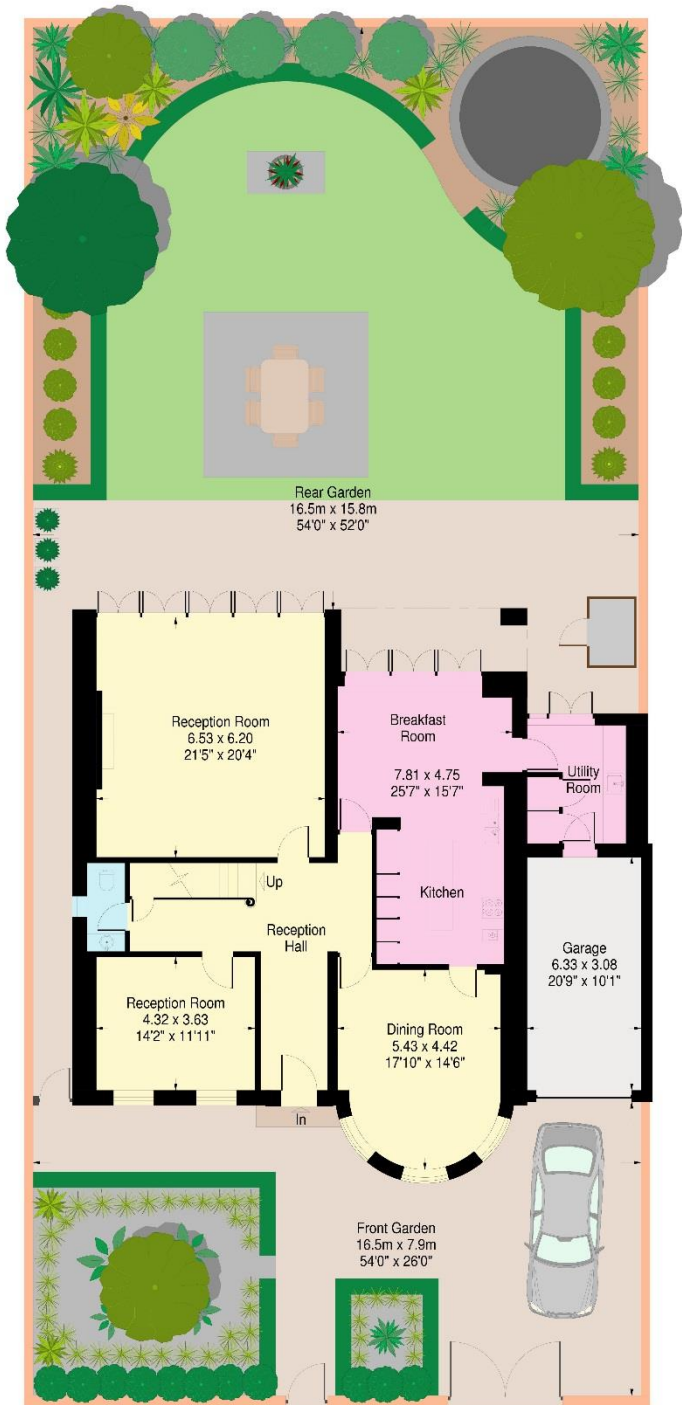
Second Floor



First Floor

APPROX. SCALE
0 1 2 3M
0 1 2 3 4 5 10Ft

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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.



Ground Floor

Energy Efficiency Rating

