



ACACIA ROAD

ST JOHN'S WOOD, LONDON, NW8



A RARE OPPORTUNITY TO ACQUIRE A DETACHED HOUSE LOCATED ON
ONE OF THE MOST SOUGHT AFTER ROADS IN ST JOHNS WOOD.

The house occupies a generous corner plot close to Avenue Road and is moments from St John's Wood High Street and St. John's Wood Underground Station (Jubilee Line).

Planning consent has been granted to increase the size of the property to c.7,600 sq ft/ 706 sq m, with the benefit of an elevator and a spa complex with indoor pool. Full details of the consented plans, computer generated images and architects drawings are available from our offices.





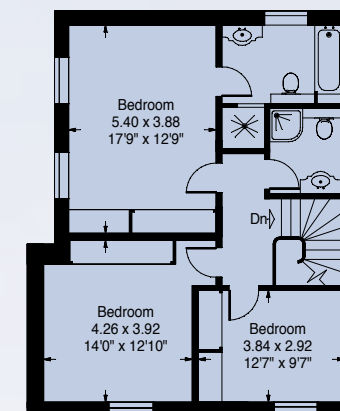




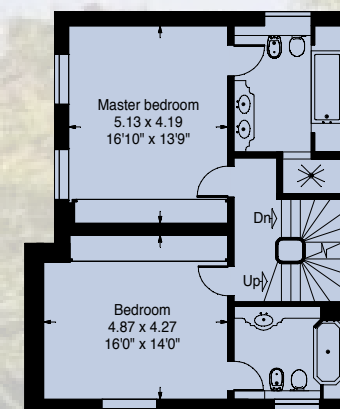
ACCOMMODATION

3 reception rooms • Dining room • Kitchen/breakfast room
 6 bedrooms (4 en suite) • Shower room • Guest cloakroom
 Terrace and south facing garden • Off-street parking for 2 vehicles
 3,675 sq ft/ 342 sq m Planning consent to extend to c.7,600 sq ft/ 706 sq m

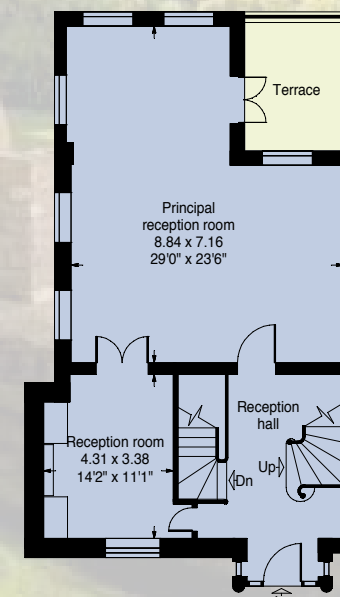
EXISTING FLOORPLAN



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



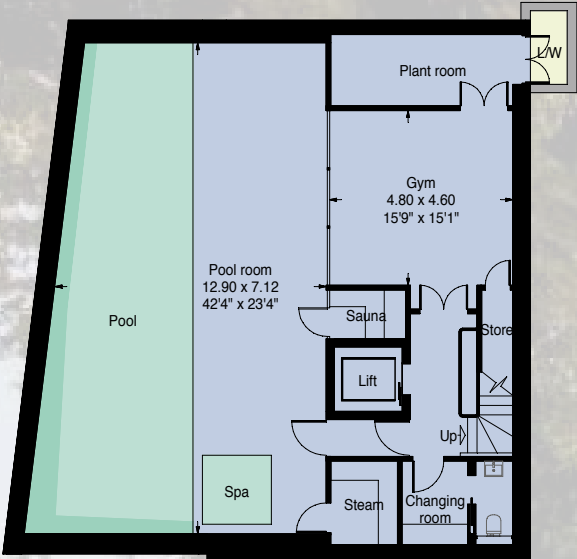
By any measure, St. John's Wood High Street and the residential roads surrounding it are among the most glamorous and exclusive in the capital.

St. John's Wood High Street has a distinctly English Village feel yet enjoys a cosmopolitan population and mix of restaurants and shops. St. John's Wood tube station (Jubilee Line) is just two stops from Bond Street in the heart of the West End.

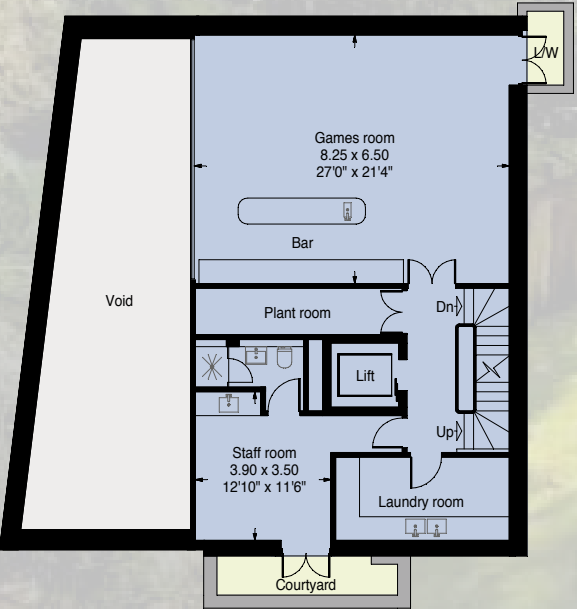




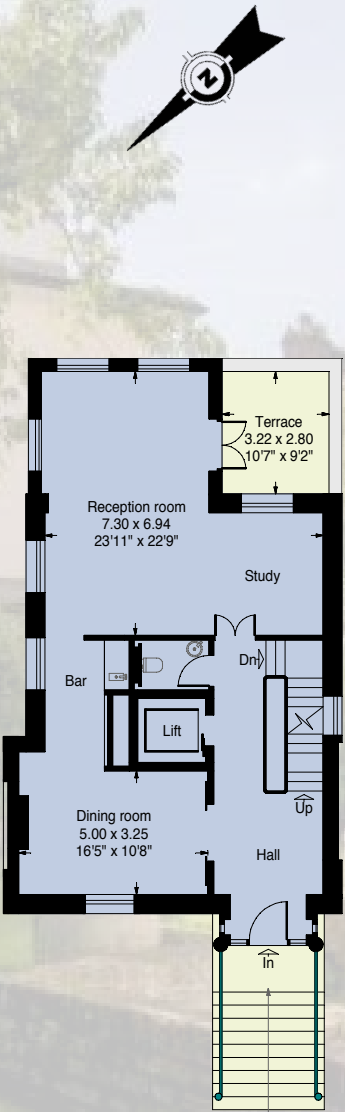
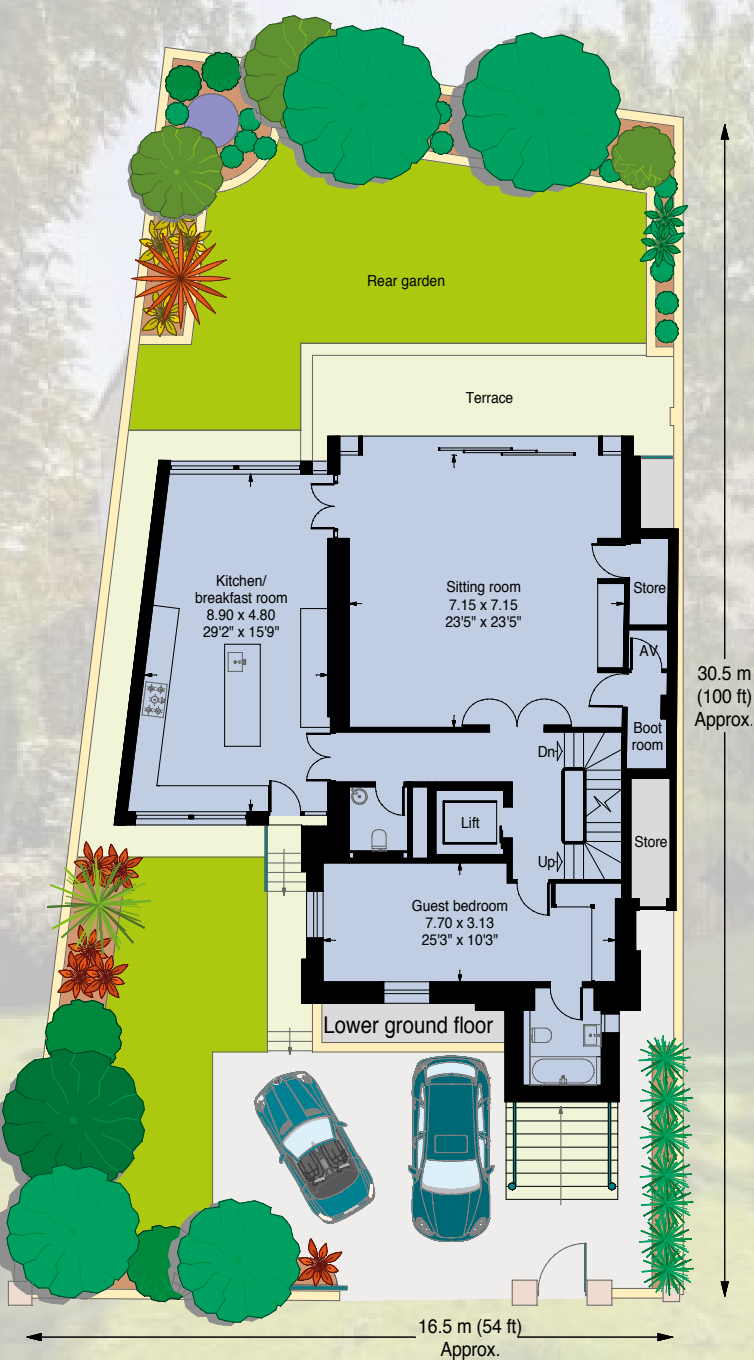
PROPOSED FLOORPLAN



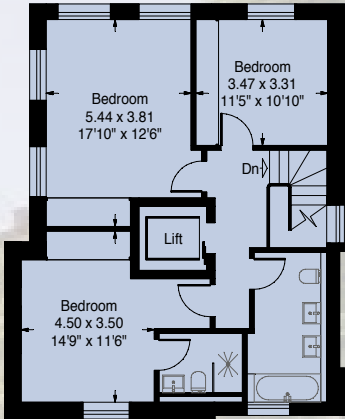
SUB BASEMENT



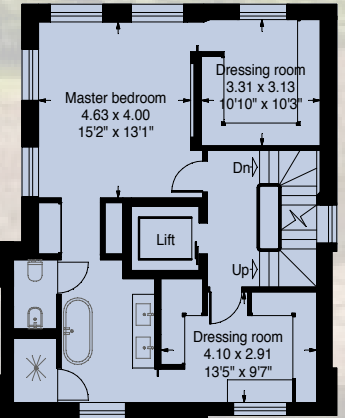
BASEMENT



UPPER GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



JOINT SOLE AGENT • FREEHOLD • PRICE ON APPLICATION

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Brochure by **capital group** 020 8671 5448

