

Acacia Road, St John's Wood, London NW8







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A well-presented period house, having recently been refurbished, providing 2,730 sq ft/ 253 sq m of accommodation with gated off street parking and a lovely south east facing rear garden.

The house is enviably located within one hundred yards of St Johns Wood High Street and a moments' walk from St John's Wood Underground Station.

ACCOMMODATION/ AMENITIES

- Principle bedroom with large ensuite bathroom • 4/5 further bedrooms • 3 further bathrooms • double reception room •
- Study leading onto roof terrace • large open plan kitchen • family room • reception room/bedroom 6 • guest cloakroom
- Gated off street parking • South-East facing garden terrace

TERMS:

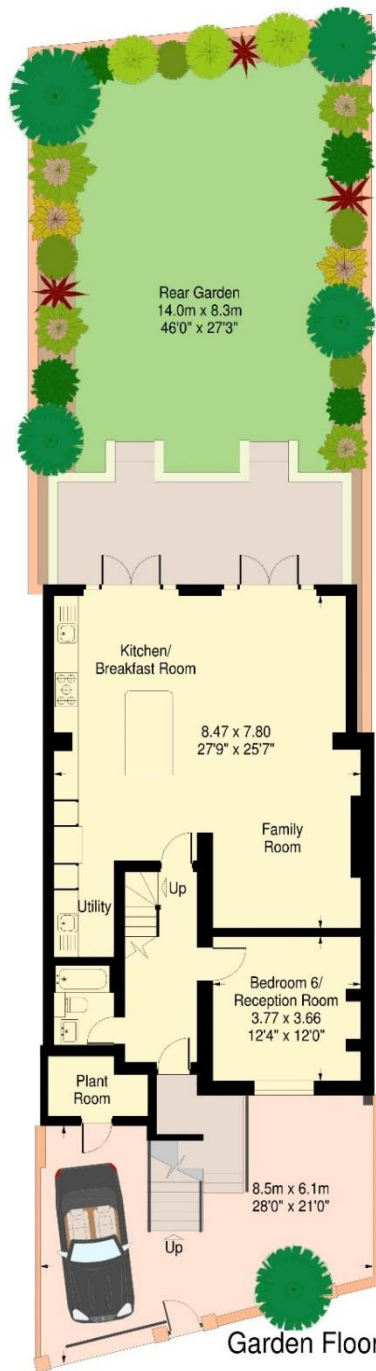
TENURE: FREEHOLD

EPC RATING – D

COUNCIL TAX – Camden (Band H)

ASKING PRICE: £5,950,000 SUBJECT TO CONTRACT



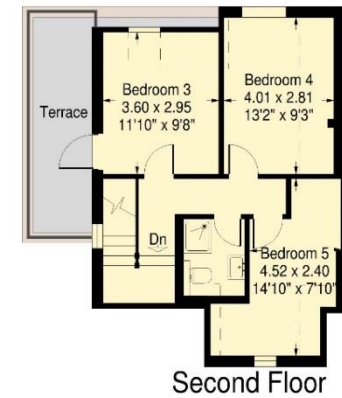


5 Acacia Road, St John's Wood, London NW8

Approximate Gross Internal Area:
253.5 sq.mts. / 2729 sq.ft.
(not including boiler room or reduced height area,
below 1.5m - denoted with dashed line)
Total - 265.2 sq.mts. / 2855 sq.ft.
(including boiler room and reduced height)



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



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.

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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.