



**GROVE END ROAD, ST JOHN'S WOOD NW8**



## GROVE END ROAD, ST JOHN'S WOOD NW8

Set down a private driveway is this rare opportunity to acquire a derelict two storey family home in the heart of St John's Wood (current total area, 657 sq m / 7,074 sq ft), with recently lapsed planning permissions; one to refurbish the existing home, or the more recent permission, to demolish and construct a new contemporary home or to build two substantial townhouses.

Grove End Road is excellently located within close proximity to all of the amenities of St John's Wood High Street, including St John's Wood Underground Station (Jubilee Line). The open spaces of Regents Park are additionally only a short distance away.

**GUIDE PRICE: £5,750,000 FREEHOLD**

JOINT SOLE AGENTS















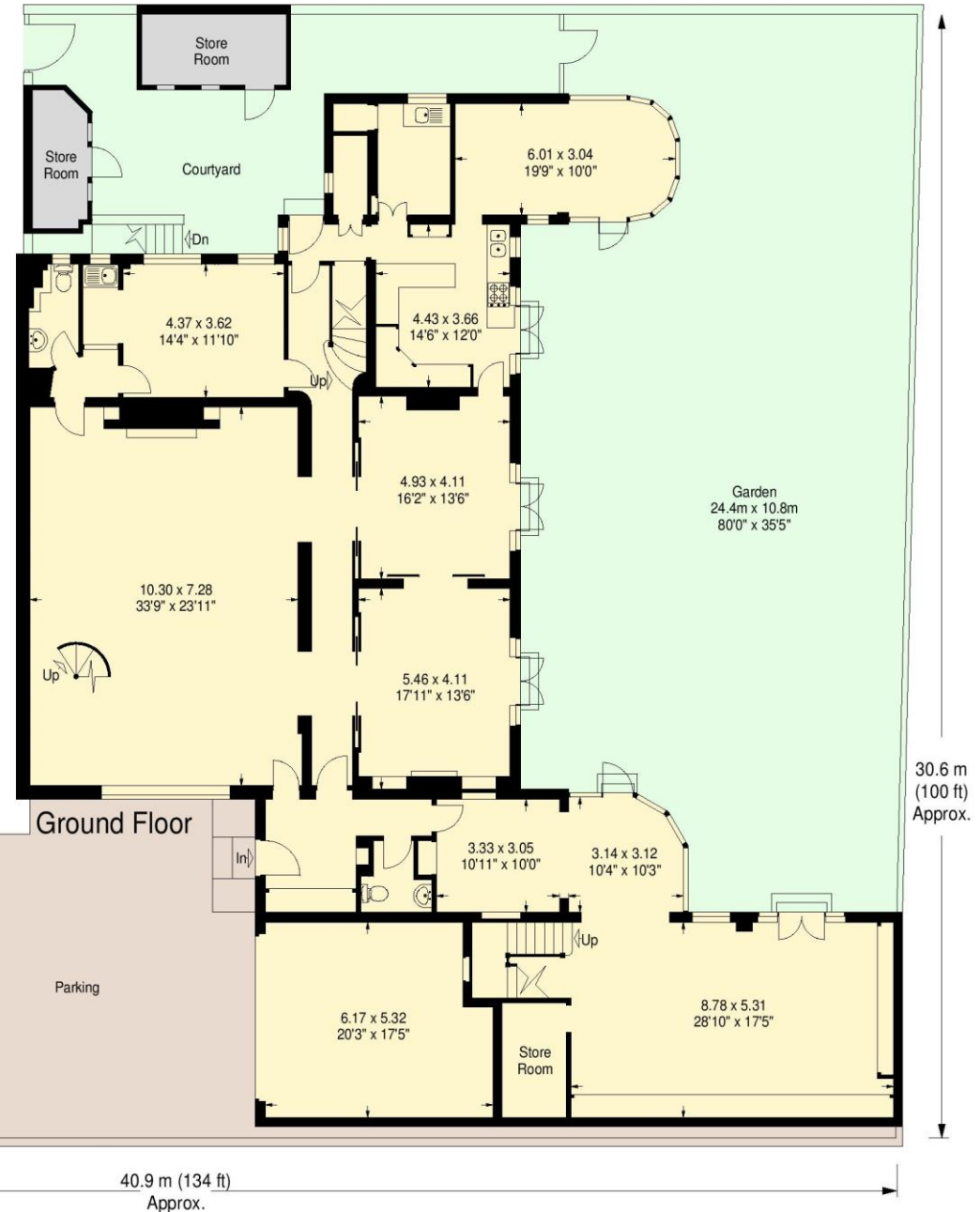






# Grove End Road, London NW8

Approximate Gross Internal Floor Area:  
House - 657 sq.m./ 7074 sq.ft. (including Cellar)  
Not including external store rooms - 13 sq.m./ 140 sq.ft.



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

www.ProplanUK.co.uk

This plan is for guidance only and must not be relied upon as a statement of fact.

\*The internal configuration and layout has been changed since this plan was produced.