



TOWNSHEND ROAD, ST JOHN'S WOOD NW8

ARLINGTON
RESIDENTIAL

A Low-built, double-fronted house on the east side of St John's Wood, located a few moments walk from Regent's Park and St John's Wood High Street.

This house offers 2,497 sq ft / 232 sq m of accommodation, with the potential to be enlarged, subject to any necessary consents. The property is in need of modernisation and has remained in the same ownership for 53 years.

Accommodation

- 5 Bedrooms
- 3 Bathrooms
- Reception room
- Guest Cloakroom
- Family Room
- Kitchen/breakfast room
- Garage & additional off-street parking for one small car

GUIDE PRICE: £3,250,000

TENURE: Freehold

EPC RATING: D

COUNCIL TAX BAND: H

ARLINGTON
R E S I D E N T I A L

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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 do 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.





Townshend Road, NW8

Gross internal area (approx.)

232 Sq m (2497 Sq ft) Including Under 1.5m and Garage

For identification only, Not to Scale



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