



GREVILLE PLACE, ST JOHN'S WOOD NW6

ARLINGTON
RESIDENTIAL

An opportunity to purchase 3 flats set within a Grade II listed Regency Villa built circa 1822.

The combined areas of the flats are circa 4,633 sq ft/ 430 sq m which are arranged as;

Lower Ground Floor Flat- 1,359 sq ft

Ground Floor Flat- 1,390 sq ft.

First and Second Floor Flat - 1,795 sq ft (including reduced height area of 100 sq ft)

The lower floor 2 bedroom flat has a private patio leading onto enchanting communal gardens of over 0.25 of an acre.

The ground floor flat has 2 large reception rooms and has a staircase leading directly on to the communal gardens.

The first and second floor flat is arranged as 4 bedroom with wonderful views of the gardens

Subject to any necessary consents there are numerous ways the flats could be integrated.

Greville Place is positioned between St John's Wood and Maida Vale and is well located for the numerous pavement cafes, restaurants and boutiques of St John's Wood High Street, Underground Station (Jubilee Line), 0.7 miles to The American School in London (ASL) and 1.3 miles to the green spaces of Regent's Park. The house is well located for Maida Vale and Little Venice, a picturesque location where the Grand Union and Regent's Canals meet and is home to several waterside cafes, pubs and eateries. From here, you can take a boat trip or follow the tow path on foot and see how the winding waterway snakes its way through the heart of the city. Maida Vale Underground Station (Bakerloo Line) is located within 0.5 miles.

GUIDE PRICE: £3,950,000

TENURE: SHARE OF FREEHOLD (FLAT D/E: 54 yrs remaining, FLATS G & FLAT I: 957 yrs remaining).

SERVICE CHARGES including reserve funds:

FLAT D/E: £8,560.50

FLAT G: £6,417.40

FLAT I : £6,417.40

EPC RATINGS: FLAT D/E: C, FLAT G: C, FLAT I :C

COUNCIL TAX BAND: FLAT G: D, FLAT D/E : F, FLAT I: E

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.













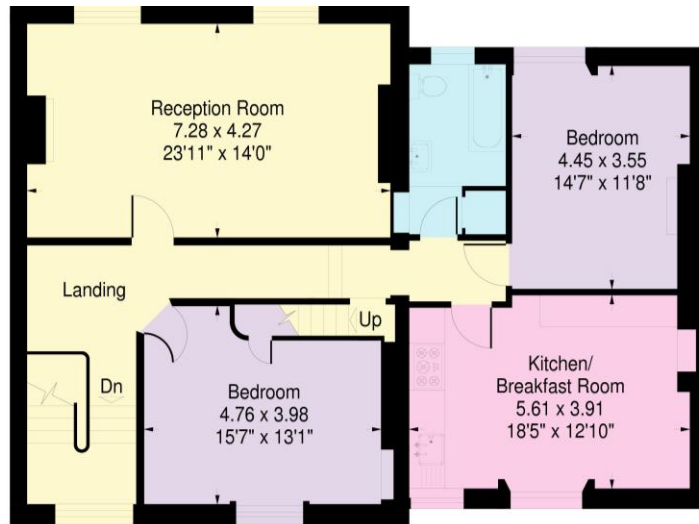




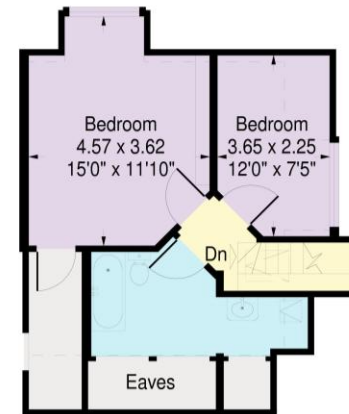


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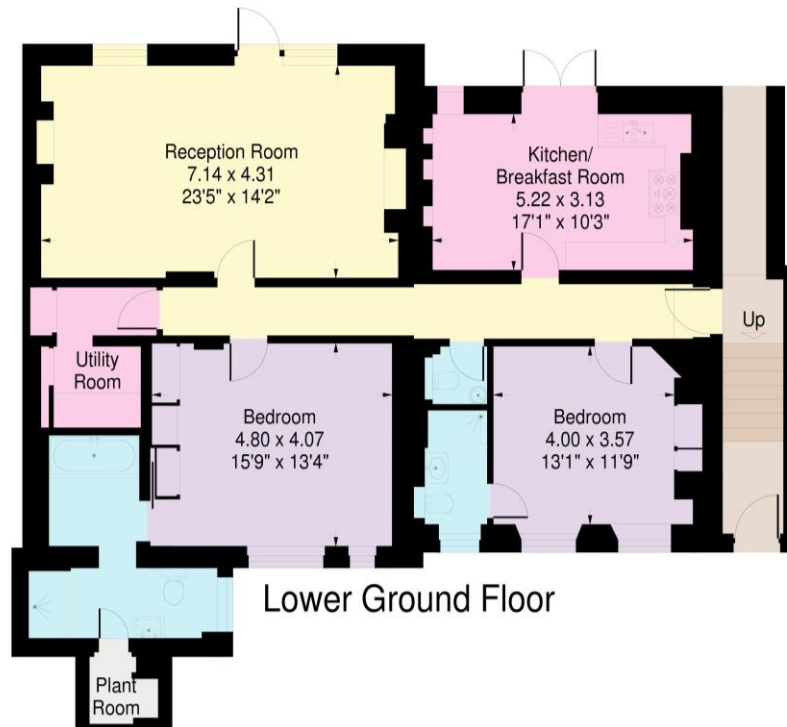
Approximate Gross Internal Area:
430.4 sq.m. / 4633 sq.ft.
(Including reduced height area,
below 1.5m - 9.2 sq.m. / 99 sq.ft.)



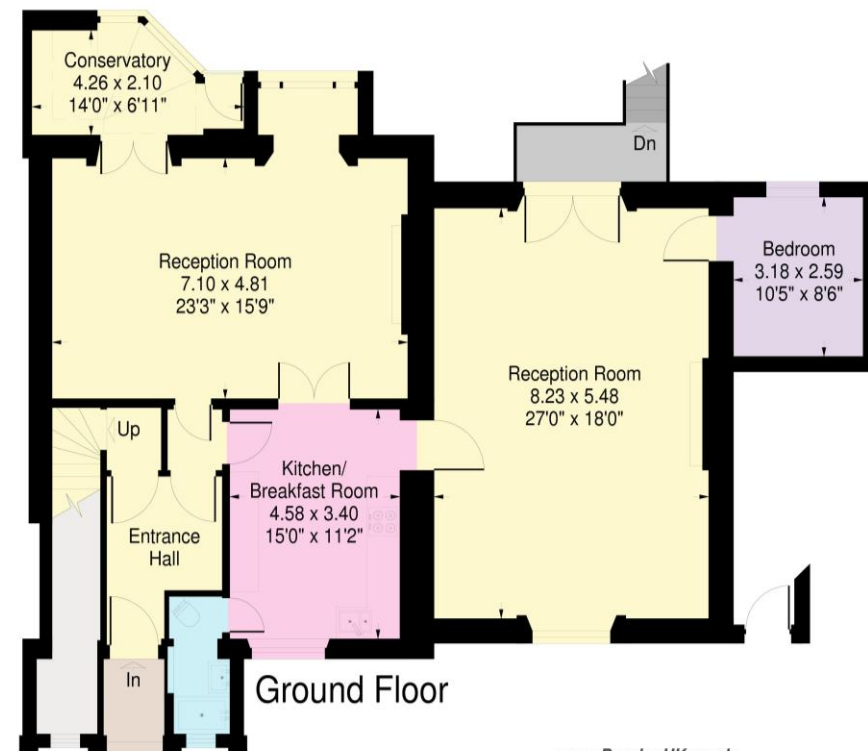
First Floor



Second Floor



Lower Ground Floor



Ground Floor

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