



GREVILLE PLACE, ST JOHN'S WOOD NW6

**ARLINGTON**  
RESIDENTIAL

**A spacious 4 bedroom duplex apartment extending to approximately 1,795 sq ft / 166 sq m (including reduced height area of 100 sq ft), occupying the first and second floors of an elegant Grade II listed Regency villa dating from circa 1822. The apartment enjoys wonderful views over the beautifully maintained communal gardens extending to over 0.25 acres, offering generous family accommodation in a highly desirable setting.**

**Greville Place is ideally positioned between St John's Wood and Maida Vale, within easy reach of the cafés, restaurants and boutiques of St John's Wood High Street, as well as St John's Wood Underground Station (Jubilee Line). The American School in London (ASL) is approximately 0.7 miles away, while the open spaces of Regent's Park are around 1.3 miles away. The picturesque waterways of Little Venice, with its canalside cafés, pubs and restaurants, are also nearby, and Maida Vale Underground Station (Bakerloo Line) is approximately 0.5 miles from the property.**

**GUIDE PRICE: £1,250,000**

**TENURE: share of freehold 52 years remaining**

**SERVICE CHARGE: £6,417.40**

**EPC RATING: C**

**COUNCIL TAX BAND: G**

# **ARLINGTON**

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

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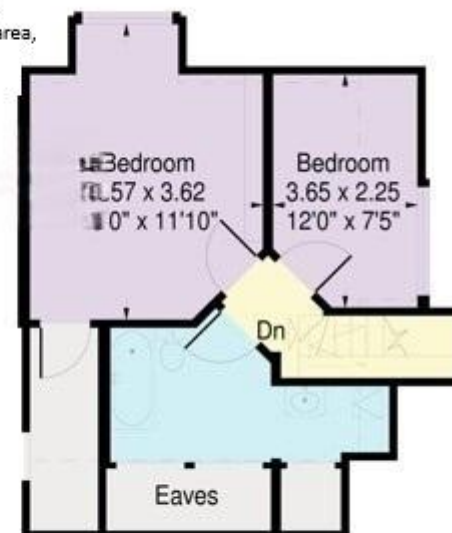




First Floor

## Greville Place, London NW6

Approximate Gross Internal Area:  
166.76 sq.m. / 1,795 sq.ft.  
(including reduced height area,  
below 1.5m / 100 sq.ft.)



Second Floor

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