



Vale Close, London W9



Vale Close, London W9

An outstanding and distinguished family house (3,408 sq ft / 317 sq m) discreetly situated in a secure gated close, off Maida Vale, with private gardens and parking. The house is quietly situated towards the end of the cul-de-sac and set back behind a gated and landscaped front garden. The property, arranged as four/five bedrooms, has been extensively renovated to create a sophisticated and elegant home with level access to a private rear garden. This superb house features a large double reception room, a second reception/cinema room, and a luxury fitted kitchen leading out to an attractive landscaped garden with an excellent studio room which provides 188 sq ft of accommodation which can be used as a gym or home office.



Guide price: £5,500,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H



Key features:

- Principal bedroom suite with large en suite bathroom
- Two further bedrooms with en suite bath/shower rooms
- Further bedroom
- Study/ Bedroom five
- Utility / Laundry room
- Gym / Home office
- Storage
- High specification kitchen with Miele & Gaggenau appliances
- Control 4 AV home automation
- Security and CCTV
- Lutron lighting system (ground floor and principal suite)
- Central air conditioning (Daikin)
- Underfloor heating ground floor and en suite bathrooms
- Private parking within a gated road
- Front and back garden

Location:

The house is centrally located between St John's Wood and Little Venice, a picturesque location where the Grand Union and Regents 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. The house is also within proximity to a selection of shops and eateries as well as the extensive array of boutiques, pavement cafes and restaurants of St John's Wood, with transport links including Maida Vale Underground Station 0.2 miles (Bakerloo Line), St John's Wood Underground Station 0.7 miles (Jubilee Line) and access to numerous bus routes. The house is superbly located near Lords Cricket Ground (0.7 miles) and Regent's Park (1 mile).















Vale Close, London, W9

Approximate gross internal area

316.61 sq m / 3,408 sq ft

(Including Gym/ Home Office, Excluding Eaves Storage)

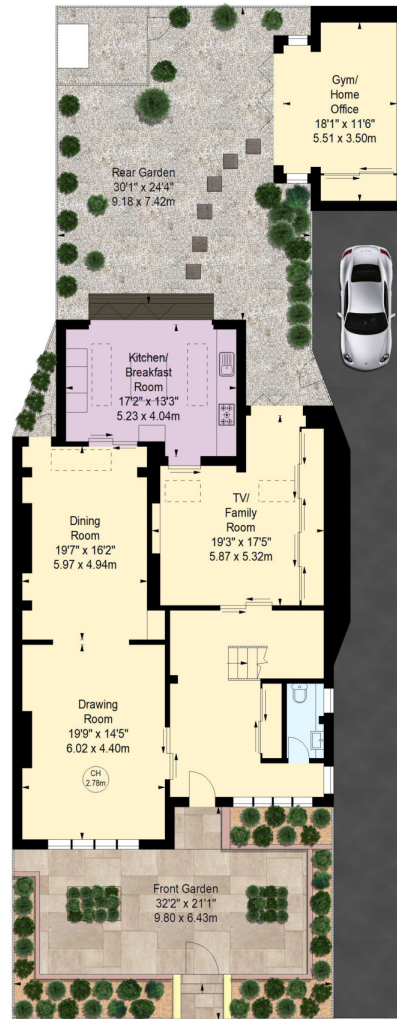
Gym/ Home Office

17.47 sq m / 188 sq ft

Eaves Storage

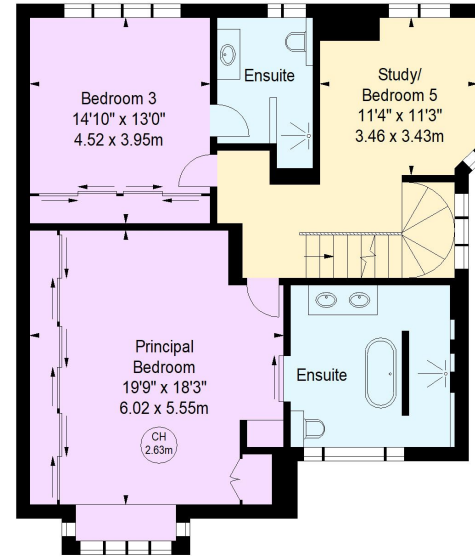
4.46 sq m / 48 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

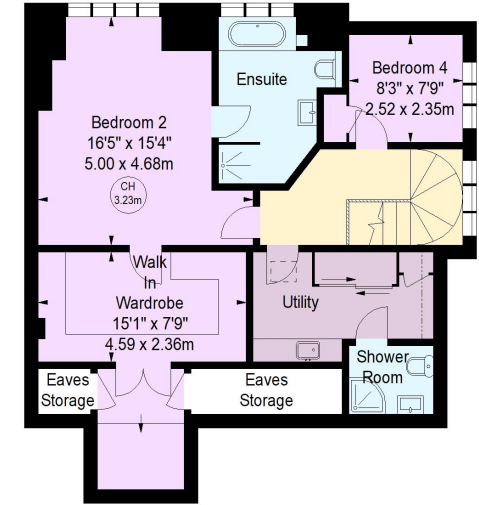


Ground Floor

Key :
CH - Ceiling Height



First Floor



Second Floor

Knight Frank
St John's Wood

5-7 Wellington Pl

London

NW8 7PB

knightfrank.co.uk

We would be delighted to tell you more

Neir Gigi

+44 20 7483 8334

neir.gigi@knightfrank.com

Sam Krisman

+44 20 7483 8337

sam.krisman@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2024. Photographs and videos dated March 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.