



Blenheim Road, St John's Wood **NW8**



Blenheim Road, St John's Wood NW8

An outstanding low built Victorian villa, approximately 1,899 sq ft with a large south-facing garden located in arguably one of St John's Wood's most sought-after roads.

This charming semi detached Grade II listed house, built circa 1840, has many original period features with planning consent to extend the house to circa 2,510 sq ft. The current layout provides for an excellent double reception room on the raised ground floor with views overlooking the 80 ft rear garden. In addition, a study, spacious kitchen/breakfast room with direct access to the garden, a separate dining room, two guests WCs and a utility room. The first floor features two large double bedrooms, a third bedroom/dressing room and a large bathroom.



Guide price: £4,000,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H

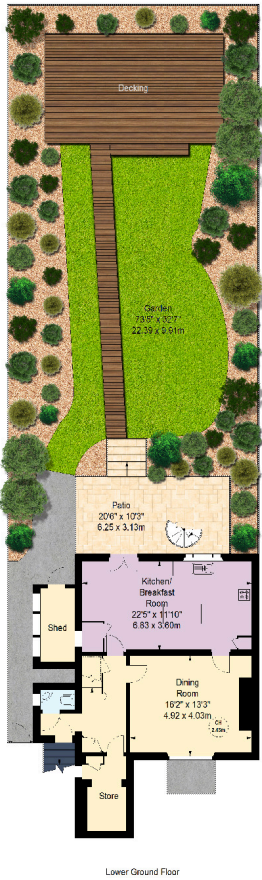
Blenheim Road is located close to all the local shopping and amenities of St John's Wood High Street, including St John's Wood Underground station (Jubilee Line) and within walking distance to the American School in London (ASL). All distances are approximate.





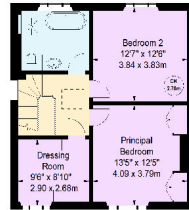




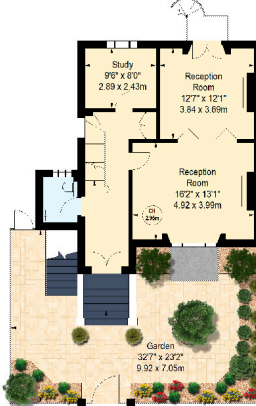


Blenheim Road, NW8
 Approximate gross internal area
 1890 sq ft / 178.42 sq m
 (Excluding Shed)
 Shed
 45 sq ft / 4.18 sq m

Key:
 CH - Ceiling Height

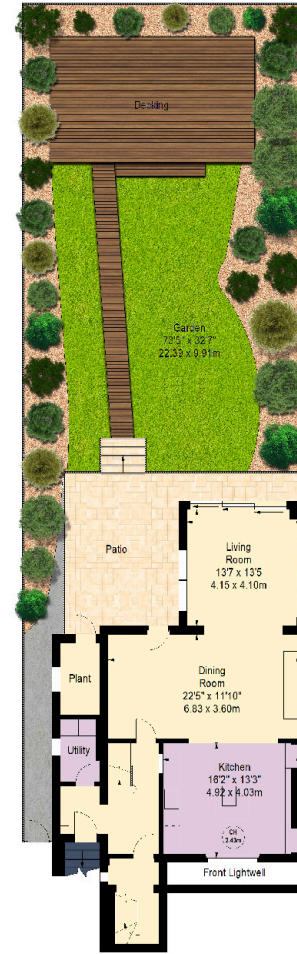


First Floor



Ground Floor

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.

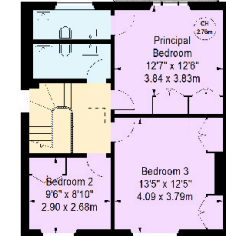


Proposed Plan

Lower Ground Floor

Blenheim Road, NW8
 Approximate gross internal area
 2510 sq ft / 233.18 sq m
 (Including Basement & Plant Room)
 Basement
 275 sq ft / 25.55 sq m
 Plant Room
 45 sq ft / 3.72 sq m

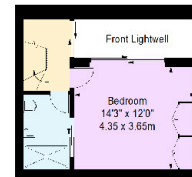
Key:
 CH - Ceiling Height



First Floor



Ground Floor



Basement

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 St John's Wood
 5-7 Wellington Place
 London
 NW8 7PB
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I would be delighted to tell you more
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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.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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