



Alhambra Cottage, St John's Wood **NW8**

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Alhambra Cottage is a striking Grade II Listed detached villa built in a Moorish style by sculptor Henry Sibson circa 1846, arranged over three floors only and with a south-facing garden in excess of 100ft.

Situated on Boundary Road and once known as Villa Maurentina, this excellent house is arranged as four bedrooms with extraordinary decorative embellishments and ornate internal features.



**Guide price:** £3,500,000

**Tenure:** Available freehold

**Local authority:** City of Westminster

**Council tax band:** H



















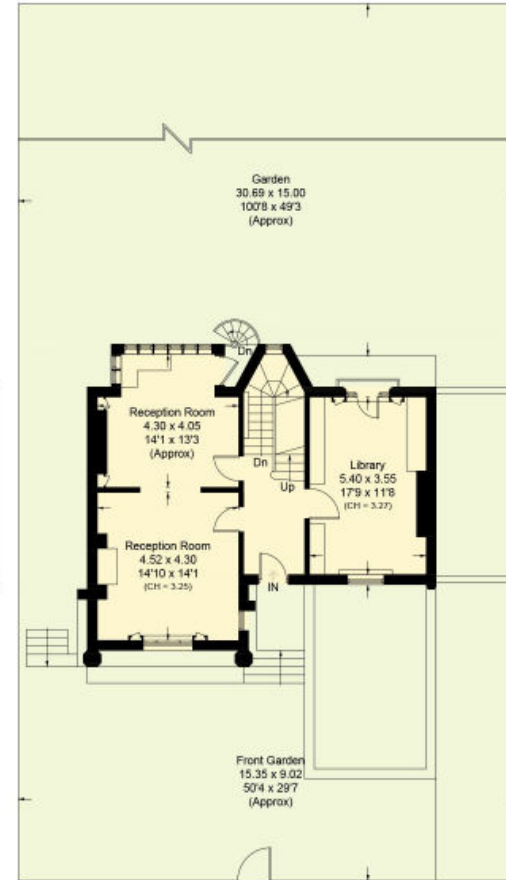
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St John's Wood has a distinctly English village feel yet enjoys a cosmopolitan population and mix of restaurants and shops.

Local attractions include the Abbey Road Studios, made famous by the Beatles and Lords Cricket Ground. The American School in Loudoun Road is very popular with many executives relocating to London with their families and both Regent's Park and Primrose Hill are a short stroll away.

St John's Wood underground station (Jubilee line) is just two stops from Bond Street in the heart of the West End.

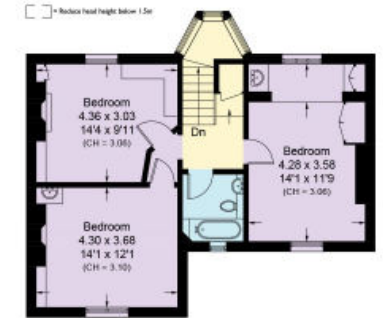
NB. Our client has informed us that Network Rail have a right to access part of the garden for inspection and maintenance in an emergency.



Approximate Area - 223.6 sq m / 2,406 sq ft  
 Outbuilding - 12.8 sq m / 138 sq ft  
 Total - 236.4 sq m / 2,544 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.



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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 May 2023. Photographs and videos dated May 2023.

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