



Hall Road, London NW8



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Hall Road is a distinctively light, airy former studio of John William Waterhouse, a Pre-Raphaelite artist, that has been refurbished to a high standard.

On entrance, you are greeted by the grand hallway leading to the airy, double height reception, which contains the bespoke kitchen fitted with Gaggenau appliances. There is added storage under the stairs by the entrance to the property. The reception leads to stairs which take you up to the mezzanine level, which has a projector along with a drop-down cinema screen. This level also has one bedroom along with a bathroom.



**Guide price:** £3,950,000

**Tenure:** Leasehold: approximately 168 years remaining

**Service charge:** £4,000 per annum\*

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** H



The main reception has direct access to the private garden, which extends to 53" and has an outhouse.

The garden level consists of three further bedrooms along with a utility room and guest toilet. It includes the generous principal suite with a walk-in wardrobe and vast en suite.

\*The service charge is 50% share of the insurance cost. Please note that we have been unable to confirm the next review date. You should ensure that you or your advisors make your own inquiries.





## Features

- Underfloor heating
- English Heritage Blue Plaque
- Lighting system
- Roundhouse kitchen
- Alarm system
- Fresh air system and air circulation
- Garden irrigation system
- Water softener
- Emersion tanks
- Fibreoptic internet
- Air conditioning





## Location

The property is within close proximity to both Little Venice and St John's Wood, including the boutiques and cafes of Clifton Gardens and St John's Wood High Street. The American School in London and Regent's Park are within walking distance. Sarum Hall School is 10 minutes by car.

Hall Road benefits from good connections, 0.4 miles from Maida Vale Underground Station (Bakerloo Line), 0.5 miles from Warwick Avenue Underground Station (Bakerloo Line) and 0.4 miles from St John's Wood Underground Station (Jubilee Line).





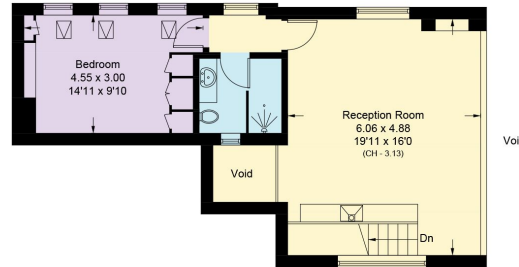


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Approximate Area = 235.4 sq m / 2534 sq ft  
Including Limited Use Area (1.6 sq m / 17 sq ft)



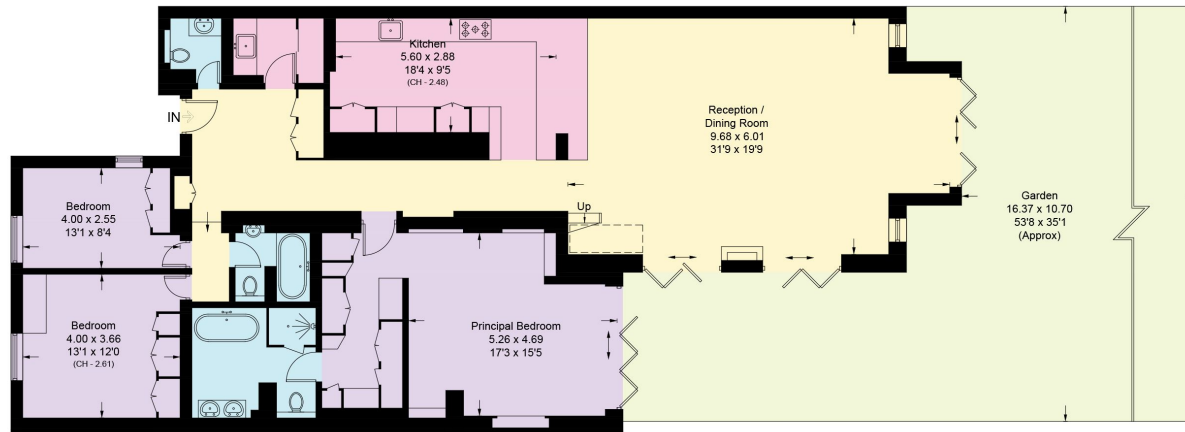
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



## First Floor

Approximate Area = 49.9 sq m / 537 sq ft  
(Excluding Void)

= Reduce head height below 1.5m



## Ground Floor

Approximate Area = 185.5 sq m / 1997 sq ft  
Including Limited Use Area (1.6 sq m / 17 sq ft)

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We 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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