

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



Woronzow Road, St John's Wood NW8

An exceptional lateral house (2,801 sq ft / 260 sq m) with off street parking, garage and large rear garden, superbly situated on the East side of St John's Wood.

This outstanding house, set over two floors only, is set back from the road with a generous, walled front garden, currently arranged as four bedrooms with three bathrooms. The house enjoys a verdant aspect over the neighbouring gardens and will be sold with planning consent to redevelop and remodel the house to create an excellent home extending to circa 3,525 sq ft, (adding circa 500 sq ft to the livable area).



Guide price: £6,250,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H



The rear garden is mature and private, extending to circa 61'0 x 59'7.

Woronzow Road is a quiet residential street on the East side of St John's Wood. St John's Wood High Street has a distinctly English village feel yet enjoys a cosmopolitan population and mix of restaurants and shops. St John's Wood underground station (Jubilee Line) is just two stops from Bond Street and in the heart of the West End.











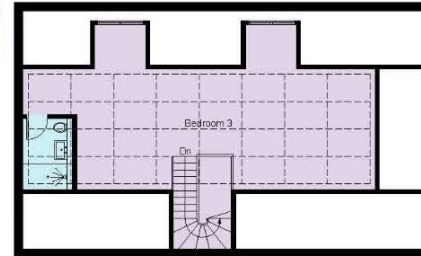


Proposed Woronzow Road, NW8

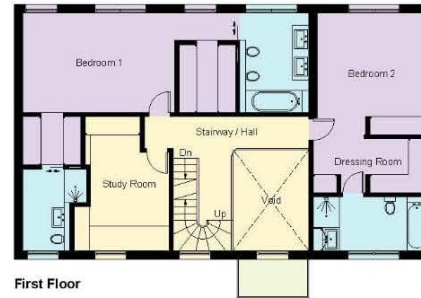
Approximate Area = 327.5 sq m / 3525 sq ft
(Excluding Void)



Ground Floor



Second Floor



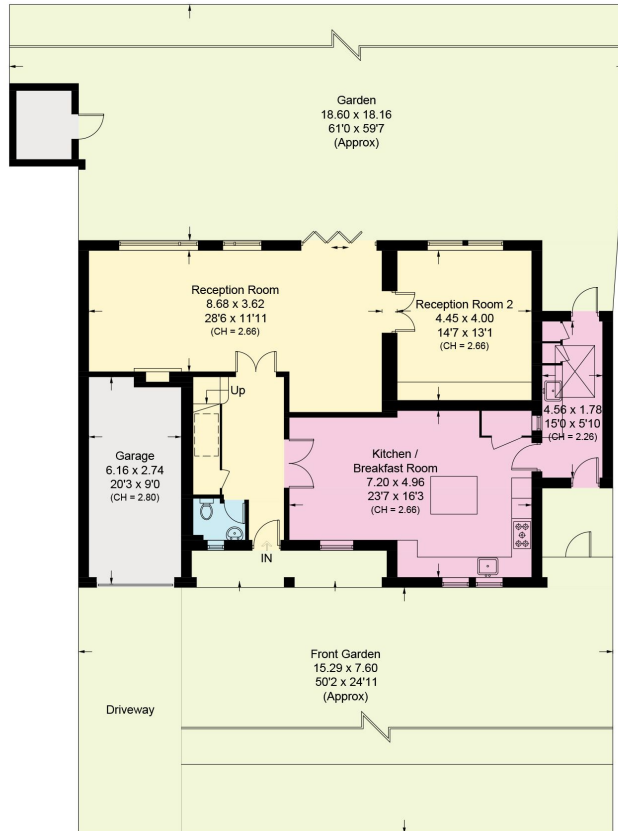
First Floor

Woronzow Road, NW8

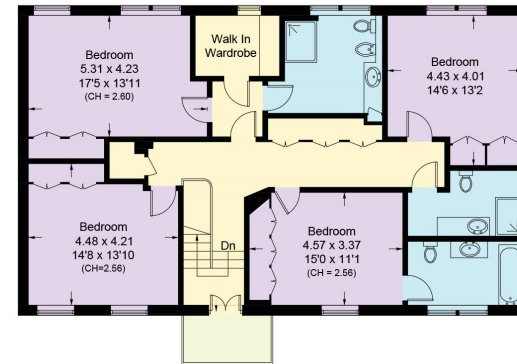
Approximate Area = 240.9 sq m / 2593 sq ft
 Garage & Outbuilding = 19.3 sq m / 208 sq ft
 Total = 260.2 sq m / 2801 sq ft
 Including Limited Use Area (3.1 sq m / 33 sq ft)



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.



☐ = Reduce head height below 1.5m



Knight Frank
St John's Wood
 5-7 Wellington Pl
 London
 NW8 7PB
knightfrank.co.uk

I would be delighted to tell you more
Neir Gigi
 +44 20 7483 8334
neir.gigi@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 February 2024. Photographs and videos dated February 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.