

Woronzow Road, London NW8

A mid terrace three storey four bedroom period house.

An immaculately presented four bedroom period terrace house located on the popular east side of St. Johns Wood. Arranged over three floors, the house benefits from a large reception room, a large conservatory and a patio garden.











EPC

Guide price: £3,250,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: G







Location

Woronzow Road is located 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. Regents Park and Primrose Hill are moments away, and The American School is located close at hand.

St John's Wood Underground Station (Jubilee Line) is 5 minutes walk and is just two stops from Bond Street and in the heart of the West End.



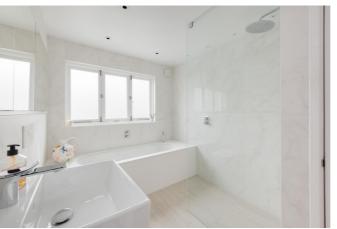














Woronzow Road, NW8

Approximate Area = 146.3 sq m / 1575 sq ft Including Limited Use Area (0.9 sq m / 10 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.



Knight Frank St John's Wood

 5-7 Wellington PI
 We would be delighted to tell you more

 London
 Sam Krisman
 Tim Perks

 NW8 7PB
 +44 20 7483 8337
 +44 20 7871 5065

knightfrank.co.uk sam.krisman@knightfrank.com tim.perks@knightfrank.com

PRODUCED FROM SUSTAINABLE SOURCES.

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 age they appeared at the time they were taken. Areas, measurements of istances 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 October 2023. Photographs and videos dated October 2023.

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.