



Norfolk Road, St John's Wood, London NW8



Norfolk Road

London, NW8

An exceptional Grade II listed Victorian villa (3,005 sq ft) with a superb coach house and off street parking enviably positioned in a highly sought-after location.

This excellent semi detached villa, built circa 1830-1840 in an Italianate Grecian style, is located on a prominent corner plot approached from a beautifully landscaped, wrap around front garden. Set in spacious grounds, the house features a stunning rear garden with a large patio and lawn and an excellent self contained and independently accessed coach house.

The internal accommodation provides flexible and well proportioned entertaining space featuring an attractive drawing room and dining room on the raised ground.



Guide price: £6,250,000

Tenure: Available freehold

Local authority: City of Westminster

Council tax band: H

The lower ground floor provides an additional reception room, well appointed kitchen/breakfast room, attractive orangery and an additional study/guest bedroom with en suite shower room. There are two double bedrooms on the first floor with an en suite shower room, a large second bathroom and a dressing room.

The coach house is a flexible space extending to circa 729 sq ft with a reception room, kitchen and double bedroom with en suite shower room that would make a brilliant guest house or office suite.

The property is located on the prestigious Norfolk Road, on the East side of St John's Wood. 0.3 miles from St John's Wood Underground station (Jubilee Line) and 0.1 miles from the boutique shops, restaurants and cafes on St John's Wood High Street. It is also in close proximity to Regent's Park, Primrose Hill and the American School. All distances are approximate.













Norfolk Road, NW8

Approximate Area

Main House = 211.5 sq m / 2276 sq ft

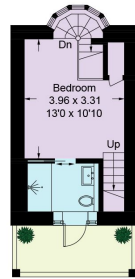
Guest House = 67.7 sq m / 729 sq ft

Total = 279.2 sq m / 3005 sq ft

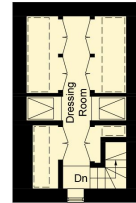
Including Limited Use Area (8.7 sq m / 94 sq ft)



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.

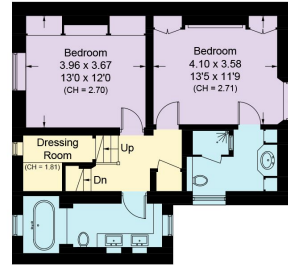


Guest House - First Floor

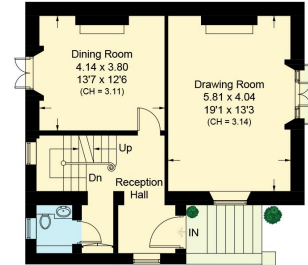


Guest House - Second Floor

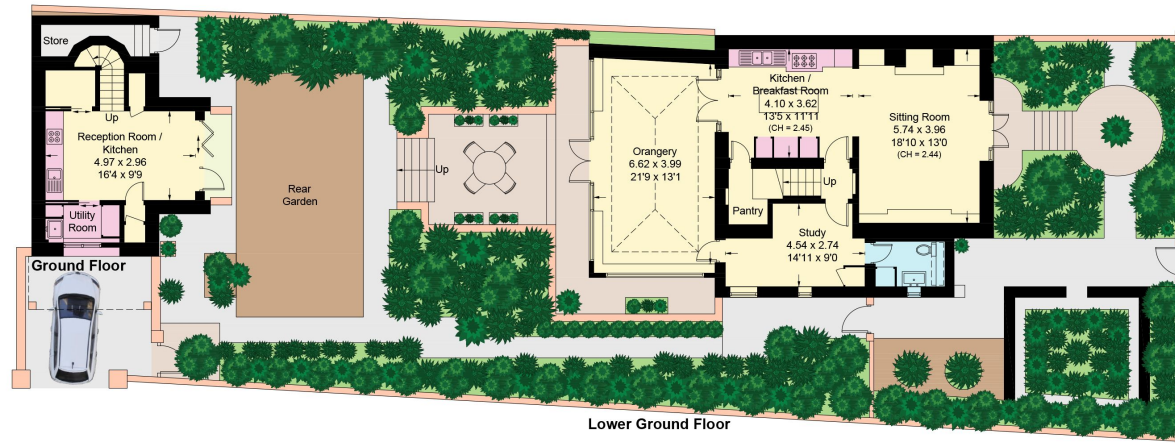
□ Reduce head heights below 1.5m



First Floor



Raised Ground Floor



Lower Ground Floor

Knight Frank
St John's Wood

5-7 Wellington Pl

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 February 2023. Photographs and videos dated February 2023.

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