



Ordnance Hill, St John's Wood NW8

 Knight
Frank

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A well-presented four bedroom period house (1,605 sq ft /149 sq m) located on the east side of St John's Wood.

Arranged over three floors only, the house is presented in good decorative condition throughout and benefits from a 20ft open plan kitchen/breakfast room leading into a 30ft south-west facing garden. Other benefits include a 25' reception room/dining room and a 20' roof terrace.



Asking price: £2,999,999

Tenure: Freehold

Local authority: City of Westminster

Council tax band: G



Ordinance Hill is ideally located within 0.2 miles of St John's Wood High Street's shops, restaurants, and transport links. Regent's Park and Primrose Hill are also nearby.





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APPROXIMATE GROSS INTERNAL FLOOR AREA 149.09 SQ M / 1605 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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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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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