



Greville Place, St John's Wood NW6



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An exquisite, recently refurbished Grade II listed Georgian villa (6,149 sq ft / 571 sq m) with an excellent south-east-facing garden, off street parking, and double garage.

This exceptional lateral house, which has been beautifully and sympathetically renovated, is one of the earliest to be built in the area circa 1830. The home offers flexible and adaptable living accommodation over three floors, six bedrooms and expansive entertaining space. The accommodation on the raised ground floor is centred around a vast reception hall with doors leading to a grand double-aspect reception room with a balcony overlooking the garden, a large study with an ornate balcony and stairs leading to the garden.



Guide price: £10,950,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H





In addition, there is an excellent family/TV room. The lower ground floor provides a large kitchen/breakfast and dining room. There is a gym with an ensuite shower room (potential occasional bedroom), access to the garage, and a utility room. The side wing features two bedrooms, both with en suite bathrooms and a living room. The first floor comprises the principal bedroom with a dressing room and substantial en suite bathroom, as well as two further bedrooms with en suite bath/shower room. In addition, there is access to a large loft area.

The rear garden is extraordinary, beautifully landscaped and accessible from the raised and lower ground floor. The house is set back from the road behind a pretty front garden to the side is off street parking leading to the double garage.





Location description

This superb house is well positioned for the numerous pavement cafes, restaurants and boutiques of St John's Wood High Street, Underground Station (Jubilee Line), 0.7 miles to The American School in London (ASL) and 1.3 miles to the green spaces of Regent's Park. The house is well located for Maida Vale and Little Venice, a picturesque location where the Grand Union and Regents Canals meet and is home to several waterside cafes, pubs and eateries. From here, you can take a boat trip or follow the tow path on foot and see how the winding waterway snakes its way through the heart of the city. Maida Vale Underground Station (Bakerloo Line) is located within 0.5 miles. All distances are approximate.















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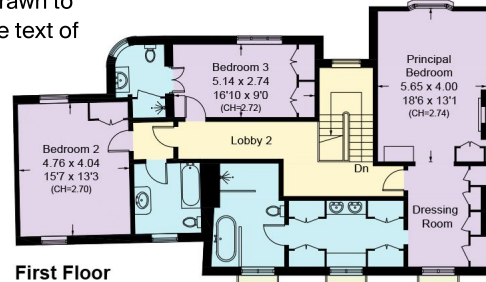
Approximate Area = 499.1 sq m / 5372 sq ft

Loft / Boiler Room = 72.2 sq m / 777 sq ft

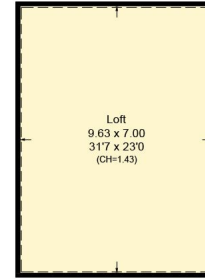
Total = 571.3 sq m / 6149 sq ft

Including Limited Use Area (73.4 sq m / 790 sq ft) & Garage

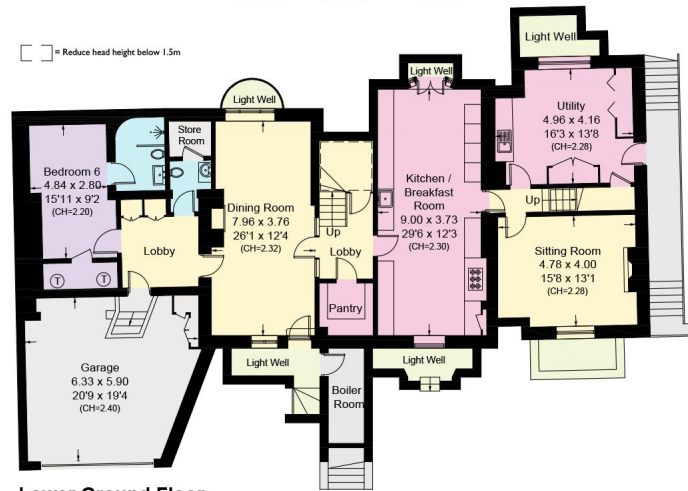
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



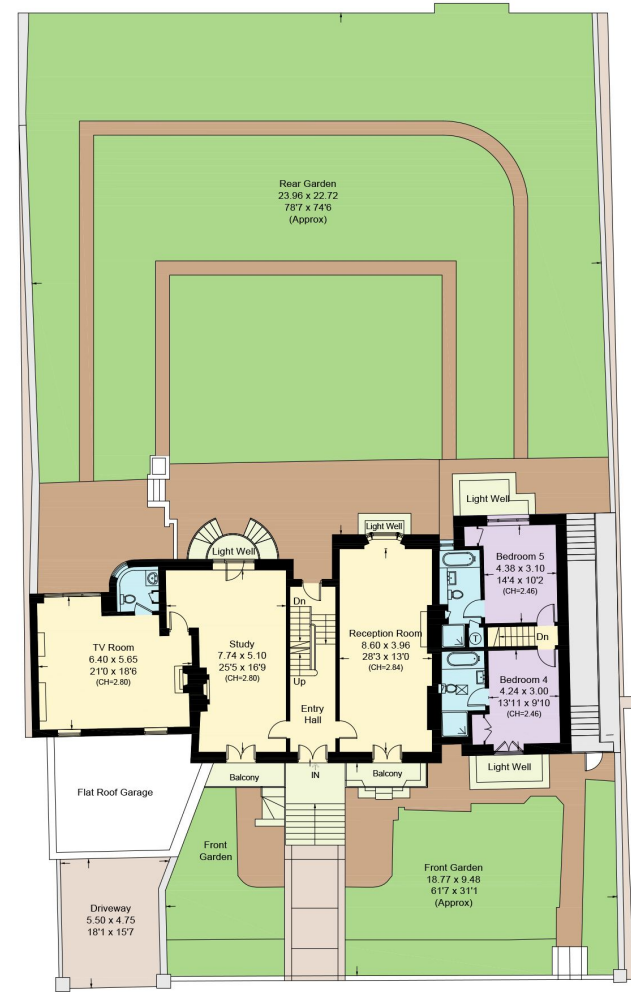
First Floor



Loft



Lower Ground Floor



Ground Floor

Greville Place

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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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