

# St John's Wood Terrace, London NW8





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A well-presented four bedroom Grade II listed period house (1,322 sq ft / 155 sq m) located on this popular tree-lined terrace adjacent to St John's Wood High Street.

Arranged over three floors, the house benefits from a fantastic semi-open-plan dining room/reception that leads directly into a southeast-facing rear garden. The first floor comprises two bedrooms and a small bathroom, with the principal bedroom and en suite and a smaller fourth bedroom on the second floor.

The house also comes with a private parking space, which is on a separate 80-year lease.



**Asking price:** £2,350,000

**Tenure:** Freehold

**Local authority:** City of Westminster

**Council tax band:** G









## Location

St John's Wood Terrace is near the abundant cafes, restaurants and amenities of St John's Wood High Street, The American School and the green spaces of Regent's Park and Primrose Hill. St John's Wood Underground Station (Jubilee Line) is just two stops from Bond Street in the heart of the West End.













## St. Johns Wood Terrace, NW8

Approximate Area = 122.9 sq m / 1322 sq ft  
Including Limited Use Area (1.2 sq m / 13 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.

**Ground Floor**  
Approximate Area  
48.7 sq m / 524 sq ft  
Including Limited Use Area  
(1.2 sq m / 13 sq ft)

**First Floor**  
Approximate Area  
37.1 sq m / 399 sq ft

**Second Floor**  
Approximate Area  
37.1 sq m / 399 sq ft

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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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