



Norfolk Road, St John's Wood NW8



# Norfolk Road, St John's Wood **NW8**

An outstanding, lateral six bedroom detached villa (5,162 sq ft / 479.6 sq m) with off street parking, garage and large rear garden, superbly situated on the East side of St John's Wood.

An iconic Grade II listed double fronted detached villa, built in circa 1830, set back from the road behind a walled and gated driveway with garage and off street parking on arguably one of the best plots in St John's Wood with a circa 80 ft x 70 ft south-facing garden.

Planning permission was granted to redevelop and remodel the house to create an excellent home extending to circa 6,513 sq ft / 605 sq m (above ground rear extension).



**Guide price:** £15,500,000

**Tenure:** Freehold

**Local authority:** City of Westminster

**Council tax band:** H







## Location

Norfolk Road is one of the most sought-after addresses in a quiet residential enclave on the East side of St John's Wood, close to St John's Wood Underground Station (0.3 miles) and other transport facilities. It is conveniently located just a short walk from St John's Wood High Street with its fashionable shops and a diverse selection of restaurants and cafes. The area provides easy access to Regent's Park, Primrose Hill, London's West End, Marylebone High Street and Village, Hampstead Village and Hampstead Heath.











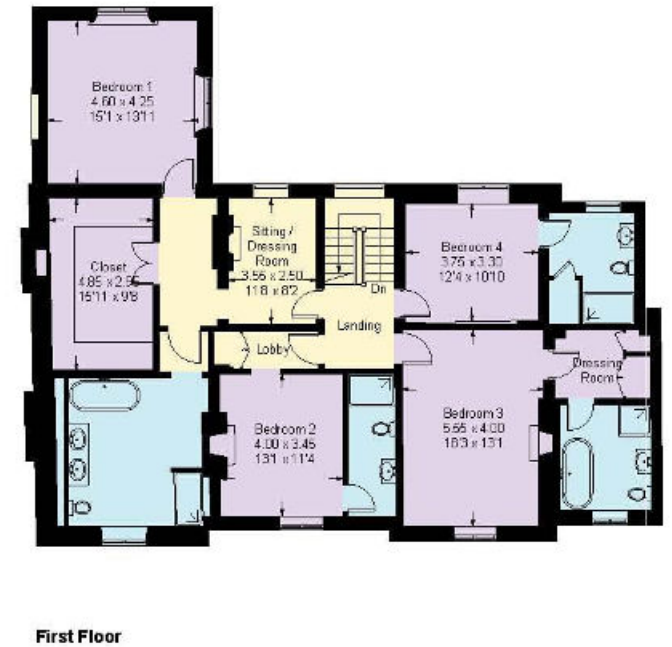
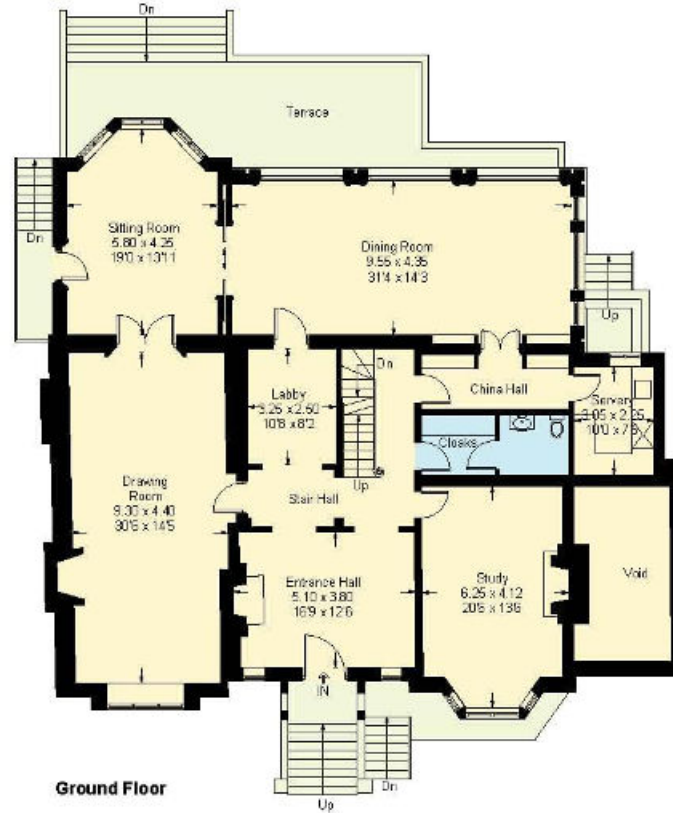




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## Proposed Plans

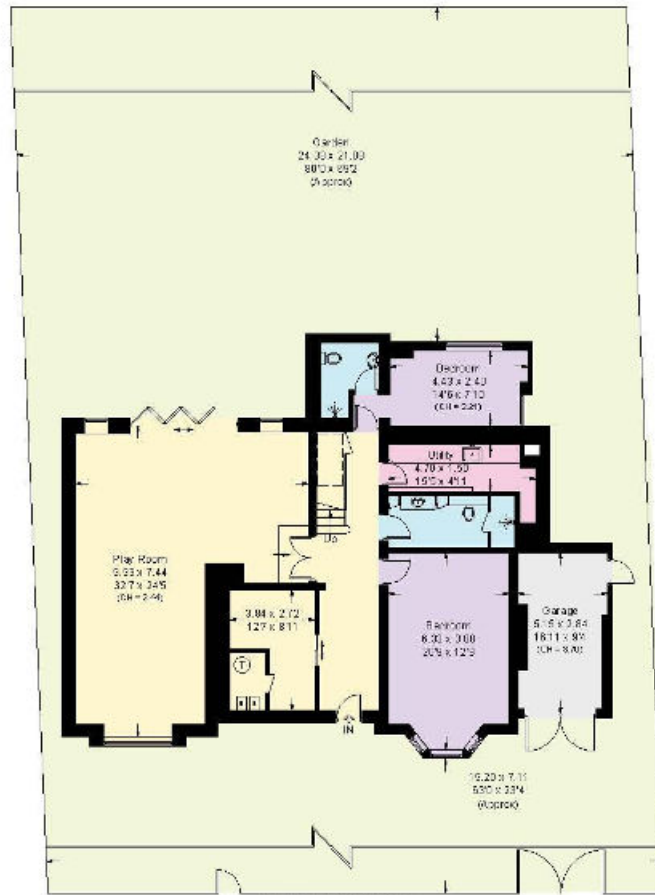
Approximate Gross Internal Area = 605.1 sq m / 6513 sq ft  
 (Including Garage & Excluding Void)  
 Terrace = 67.3 sq m / 724 sq ft



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Approximate Area = 465.5 sq m / 5010 sq ft  
 Garage = 14.1 sq m / 152 sq ft  
 Total = 479.6 sq m / 5162 sq ft  
 Including Limited Use Area (1.5 sq m / 16 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.



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