

QUEENS GROVE

ST JOHN'S WOOD • NW8



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Detached freehold house on the east side of St Johns Wood for Sale

Master bedroom with en suite bathroom and sauna • two further bedrooms • two further bathrooms • walk in wardrobe • kitchen • dining room • drawing room • kitchen • guest WC • study • utility room • garden • carriage driveway • Approximately 297 sq m (3,131 sq ft)

Set behind a carriage driveway, which provides off street parking for 4 vehicles, a low built, detached, freehold residence on this prestigious turning in the heart of St Johns Wood.

Located on the sought-after, tree-lined Queens Grove in the favoured east side of St. Johns Wood, the house is moments from St Johns Wood High Street (0.3 miles) and the Jubilee Line as well as being just a short walk to Primrose Hill (0.9 miles) and Regent's Park (0.5 miles).

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



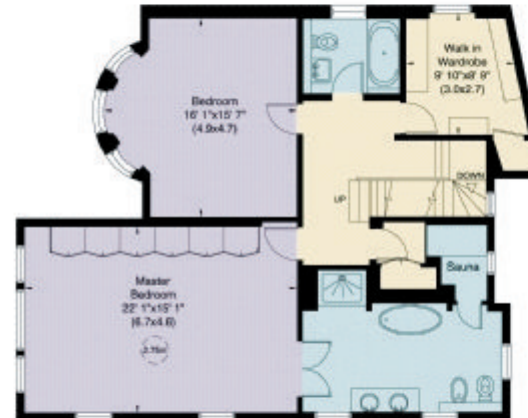


Queens Grove, NW8

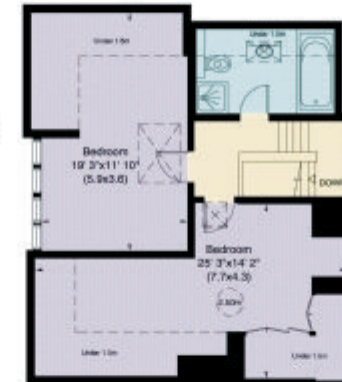
Gross internal area (approx.)
 291 Sq m (3131 Sq ft) Including Under 1.5m
 271 Sq m (2918 Sq ft) Excluding Under 1.5m
 For identification only. Not to Scale



Ground Floor



First Floor



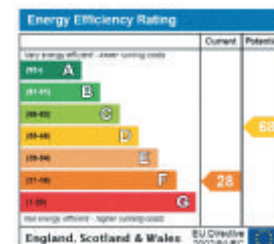
Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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All potential tenants should be advised that as well as rent, an administration fee of £276 and referencing fees of £48 per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit KnightFrank.co.uk/tenantcharges



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