

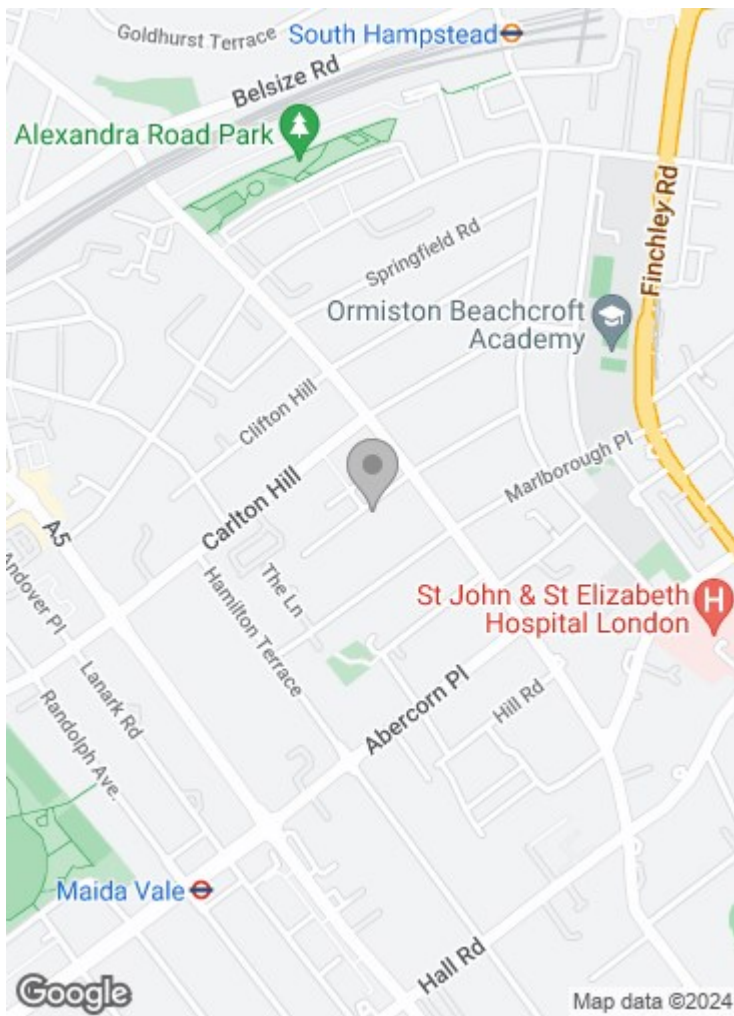


**Blenheim Terrace  
London NW8 0EH**

**£2,350 per week**

We are delighted to offer this delightful three bedroom, three bathroom modern stylish gated mews house which forms part of a magnificent development of three newly constructed houses set in the heart of St John's Wood. This newly built family home has been interior designed by Natalia Miyar in a contemporary style and finished to an exceptional standard. The house comprises three bedrooms (including a spacious master suite with walk-in wardrobe and en-suite bathroom), three bathrooms, reception room and a large kitchen breakfast room leading onto a south facing rear garden.

Blenheim Terrace is a quiet cul-de-sac with a village feel and is well positioned for the local amenities of Abbey Road and St Johns Wood High Street. It's just a short distance by road or underground to London's West End and City, yet set apart due to its unique architectural heritage and history, and next to the 400 acres of neighbouring Regent's Park and Primrose Hill, St John's Wood (Jubilee line) is a highly desirable place to live.

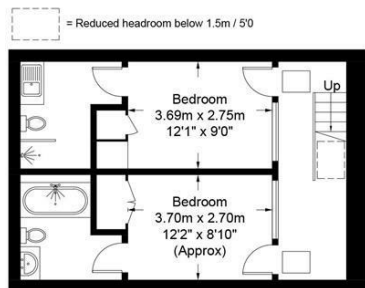


### Blenheim Terrace, NW8

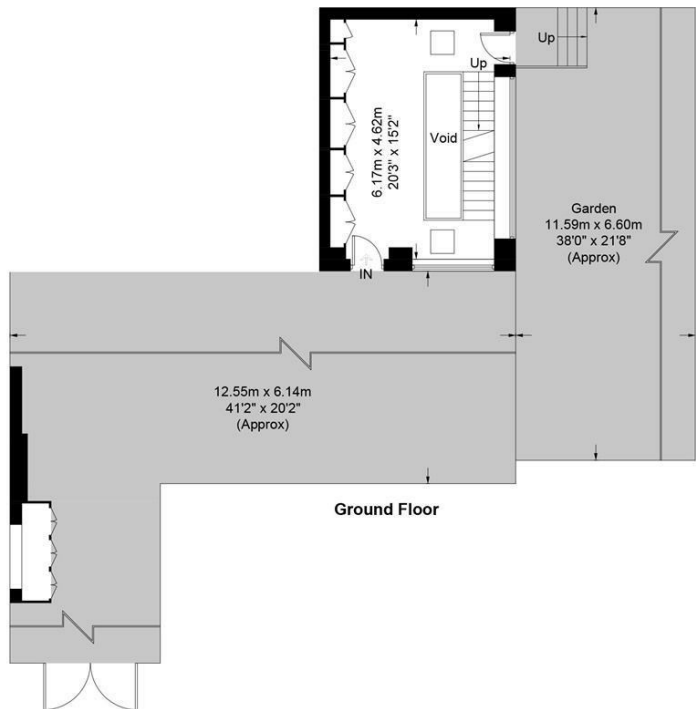
Approximate Gross Internal Area = 1045 sq ft / 97.1 sq m  
 Basement = 495 sq ft / 46.0 sq m  
 (Excluding Reduced Headroom / Void)  
 Reduced Headroom = 9 sq ft / 0.8 sq m  
 Total = 1549 sq ft / 143.9 sq m



First Floor



Basement



Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID881981)

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	1-2
B	81-91	B	3-4
C	69-80	C	5-6
D	55-68	D	7-8
E	39-54	E	9-10
F	13-38	F	11-12
G	1-12	G	13-14