



Blenheim Road St John's Wood NW8 0LX

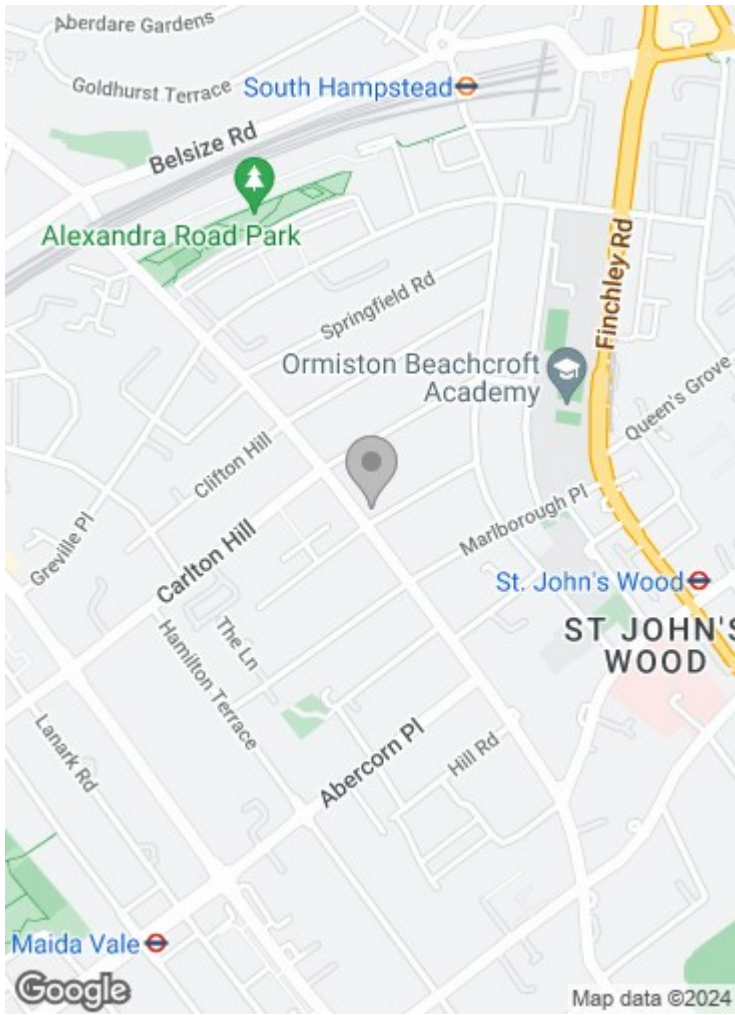
Asking price £4,850,000

A stunning and superbly presented Grade II listed semi-detached house (2364 sq ft/219 sq m) situated in this sought after tree lined road in St John's Wood. This beautiful family home comprises four bedrooms, three bathrooms (one ensuite to the principal bedroom), elegant double reception room with three floor-to ceiling sash windows, an exquisitely designed kitchen (by The Wood Works) with breakfast bar and seating area leading to a recently installed conservatory with direct access to the rear garden.

Additional benefits include two guest cloakrooms, two storage areas, utility room, gated parking for two cars with electric charging point, part underfloor heating, Sonos surround sound, fantastic landscaped gardens to the front, side and rear with a shed and patio area, three small balconies off the reception and a terrace on the second floor accessible from the two bedrooms.

Blenheim Road is ideally located within 1/2 a mile of St John's Wood underground station (Jubilee line) and the shops and restaurants of the fashionable St John's Wood High Street.

Freehold
Joint Sole Agent



Blenheim Road,
St. Johns Wood, NW8

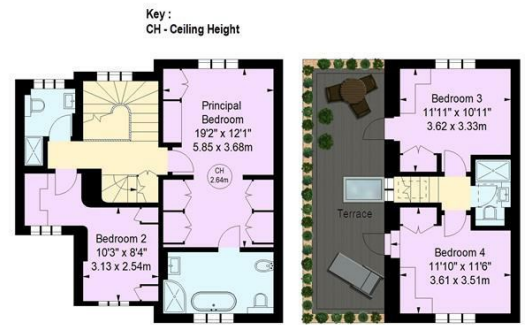
Approximate gross internal area
2364 sq ft / 219.62 sq m
(Excluding Garden Shed)
Garden Shed
60 sq ft / 5.58 sq m



Garden Floor



Raised Ground Floor



First Floor

Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Environmental Impact (CO ₂) 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	22-38	F	11-12
G	1-21	G	13-14