



Ordnance Hill, St John's Wood NW8

**PHILLIPS
HARROD**
LONDON'S PRIME REAL ESTATE

85 - 87 BAYHAM STREET
LONDON NW1 OAG

45 CIRCUS ROAD
LONDON NW8 9JH

SOLE AGENT

FREEHOLD

A well-presented three bedroom period house (1469 sq ft /137 sqm) located on the east side of St John's Wood. Arranged over four floors the house is presented in good decorative condition throughout and benefits from an open plan kitchen/breakfast room leading into a 53 ft south-west facing garden.

Ordinance Hill is ideally located within 0.2 miles of the shops, restaurants and transport links of St John's Wood High Street. Regent's Park and Primrose Hill are also close at hand.

ASKING PRICE: £2,595,000

TENURE: Freehold

EPC RATING: D

COUNCIL TAX BAND: G



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<http://www.phillipsharrod.com>

IMPORTANT NOTICE: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.















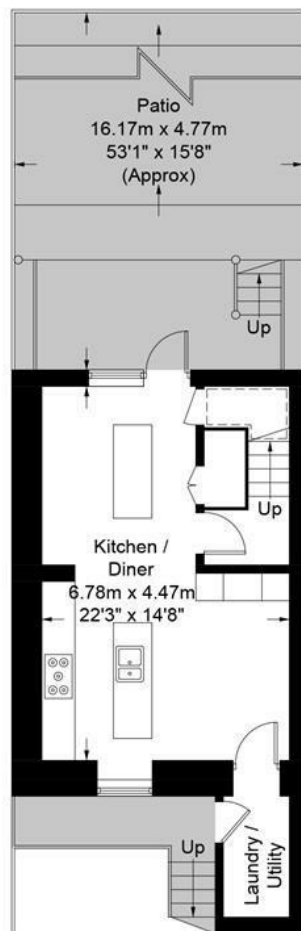
Ordnance Hill, NW8

Approximate Gross Internal Area = 1446 sq ft / 134.4 sq m

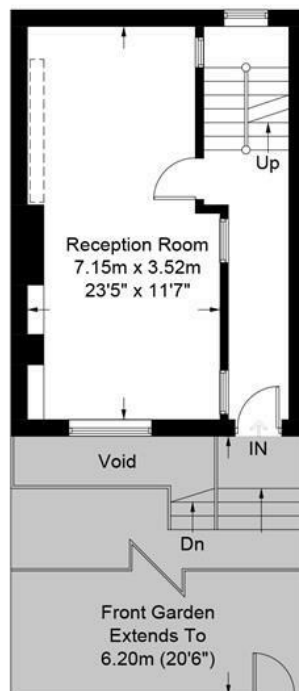
(Excluding Reduced Headroom)

Reduced Headroom = 23 sq ft / 2.1 sq m

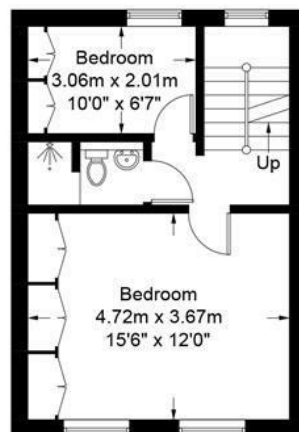
Total = 1469 sq ft / 136.5 sq m



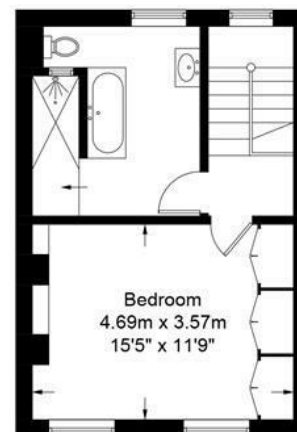
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor

 = Reduced headroom below 1.5m / 5'0"

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. (ID685388)