



**Wellington Road, St John's  
Wood NW8**

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

85 - 87 BAYHAM STREET  
LONDON NW1 0AG

45 CIRCUS ROAD  
LONDON NW8 9JH



Sole Agent - An opportunity to purchase a superb semi-detached six bedroom family home ( 4,271 sq ft) with patio garden and off-street parking. Discreetly set behind gates this outstanding home offers excellent living and bedroom accommodation and a newly constructed basement.

Wellington Road is ideally located within walking distance to all the transport and shopping facilities of both St Johns Wood and Regents Park.

**ASKING PRICE:** £6,950,000

**TENURE:** Freehold

**EPC RATING:** E

**COUNCIL TAX BAND:** H



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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.



















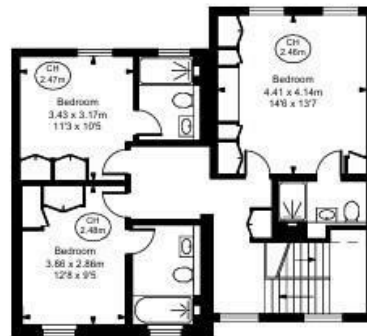








Wellington Road, NW8  
 Approximate Gross Internal Area  
 396.78 sq m / 4,271 sq ft  
 (Including restricted height  
 under 1.5m) ————  
 (CH = Ceiling Heights)



Second Floor  
 Approximate Gross Internal Area  
 74.29 sq m / 800 sq ft



First Floor  
 Approximate Gross Internal Area  
 103.62 sq m / 1,115 sq ft



Lower Ground Floor  
 Approximate Gross Internal Area  
 86.14 sq m / 927 sq ft



Ground Floor  
 Approximate Gross Internal Area  
 132.73 sq m / 1,429 sq ft