



## St Anns Terrace, 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



Offered in immaculate order and set in a sensational location adjacent to St John's Wood High Street is this Grade II listed period home. The property, which has been recently refurbished to an excellent standard, comprises of the principal bedroom with en-suite bathroom and separate dressing room, four further bedrooms, family bathroom, shower room, kitchen, dining room, reception, family room, study, utility room and guest cloakroom.

St Anns Terrace is situated on the convenient east-side of St John's Wood and is convenient for all the shops, restaurants, schools and transport facilities (Jubilee Line) of St John's Wood and the open spaces of Regents Park.

**ASKING PRICE:** £3,200 per week

**TENURE:**

**EPC RATING:** D

**COUNCIL TAX BAND:** H



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**0207 1234 152**

**<https://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 or, 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.

























15 ST ANN'S TERRACE  
LONDON NW8

Gross Internal Area: 255 Sq. metres  
(including Vault) 2740 Sq. feet

