



Wells Rise, 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

A well presented family home (2,720 sq ft) with four bedrooms, three bathrooms, two reception rooms, garden and off street parking. The house benefits from superb ground floor reception rooms, ideal for entertaining, together with excellent bedroom accommodation on the upper floors.

Wells rise is a quiet street moments away from the open spaces of Regents Park and Primrose Hill and is within walking distance of all the amenities and transport links of St John's Wood High Street.

Accommodation :

Four bedrooms, three bathrooms, kitchen, reception room/dining room, guest WC, conservatory, cellar, utility room.

Amenities :

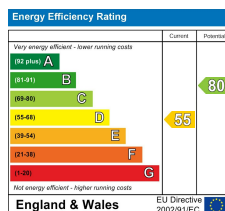
Garden, off street parking.

ASKING PRICE: £3,750,000

TENURE: Freehold

EPC RATING: D

COUNCIL TAX BAND: H



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0207 1234 152

<http://www.phillipsharrod.com>

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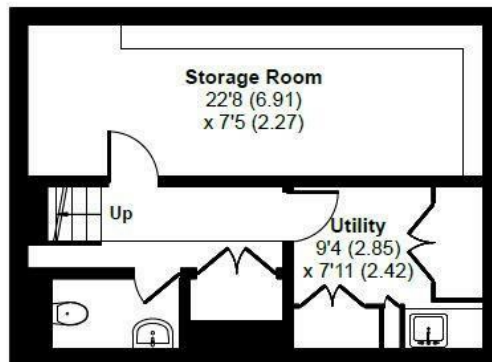
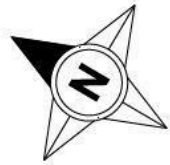




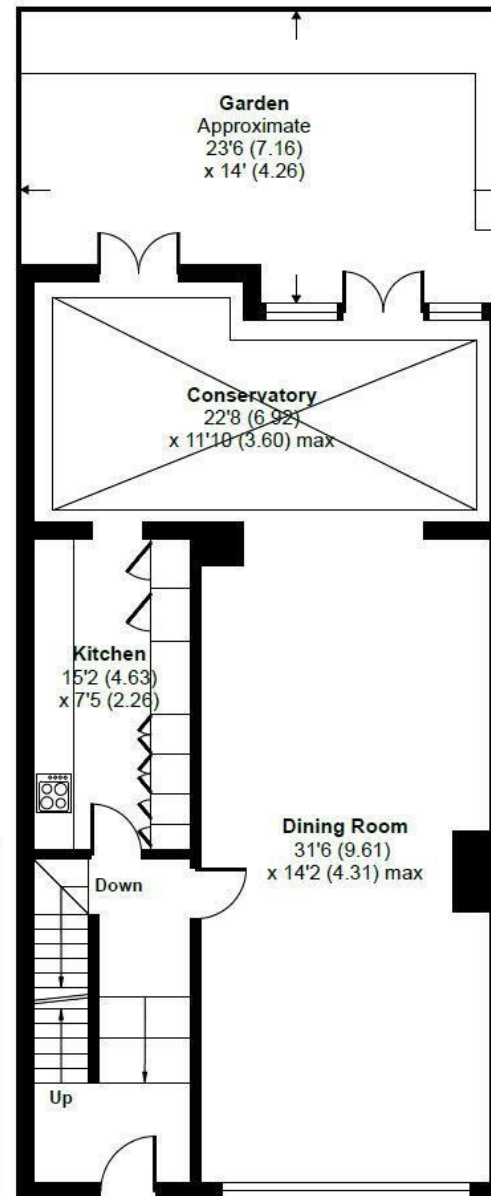
6 Wells Rise, London, NW8 7LH

Approximate Area = 2720 sq ft / 252.6 sq m

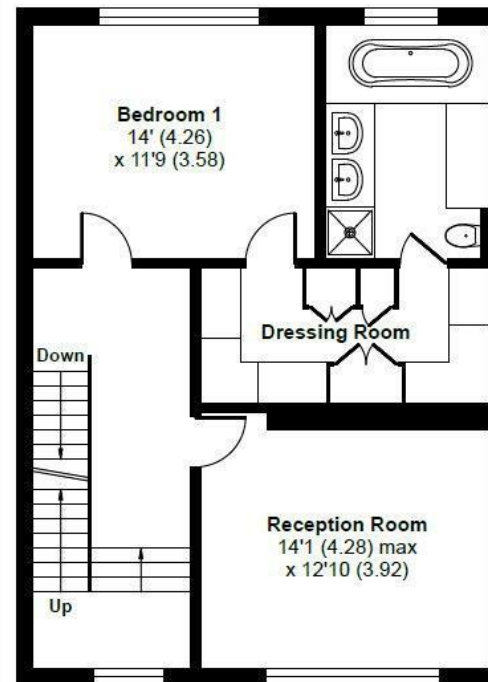
For identification only - Not to scale



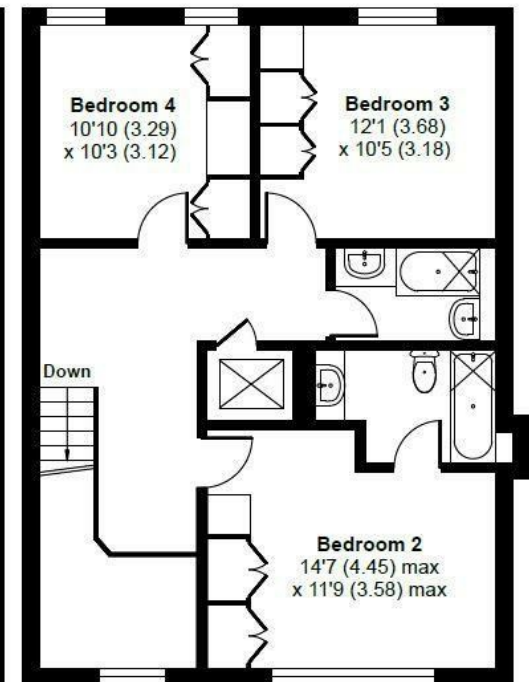
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR