



Belgrave Gardens, 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

Set on the sought-after Belgrave Gardens in St John's Wood, this charming five-bedroom family home offers 1,782 sq ft of well-balanced living space across three floors. Perfectly positioned just off the iconic Abbey Road, the property combines classic charm with modern convenience - ideal for growing families seeking a tranquil yet well-connected London address.

This bright and spacious home features a welcoming reception room flooded with natural light, creating a warm and inviting atmosphere with excellent flow for everyday living. The property comprises five generous bedrooms and three contemporary bathrooms, offering ample space for both entertaining and family life. Additional features include a private rear garden, ideal for outdoor dining and relaxation, and a private garage - a rare amenity in this central London location. For added peace of mind, the home is equipped with Next Gen Security Systems.

Located moments from Regent's Park and close to the green open spaces of Primrose Hill and Maida Vale, the property benefits from convenient access to top-rated schools, boutique shops, artisan cafés, and restaurants. Excellent transport links via the Jubilee and Bakerloo lines provide direct access to the West End, Canary Wharf, and beyond.

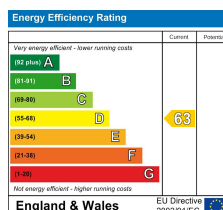
This is a fantastic opportunity to secure a beautifully maintained family home in one of North West London's most desirable neighbourhoods.

ASKING PRICE: £2,250,000

TENURE: Freehold

EPC RATING: D

COUNCIL TAX BAND: G



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BELGRAVE GARDENS

Approximate Gross Internal Area
1,782 Sq.Ft / 165.55 Sq.m

