



Viewings by appointment
0207 483 2611

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St. John's Wood Park, NW8 6NN

£12,783 *fees apply



This exquisite four/five-bedroom home offers an exceptional standard of living across three beautifully appointed floors, combining elegant design with luxurious comfort. Fully furnished and finished to the highest specification, the property features a double reception room ideal for entertaining, a sleek modern kitchen, and stylish tiled bathrooms.

A standout feature is the bright conservatory, which opens onto a generously sized landscaped garden — a rare find in this sought-after area — along with a private terrace for outdoor dining and relaxing. Whether hosting guests or enjoying quiet family time, this home delivers space, light, and privacy in equal measure.

Perfectly positioned in St John's Wood, this stunning residence is just moments from the boutiques and restaurants of Belsize Park and West Hampstead, as well as the green expanses of Primrose Hill and Regent's Park. With excellent transport links to Central London and the City, this is luxury London living at its finest.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.

Tax Band: G
EPC Rating: C

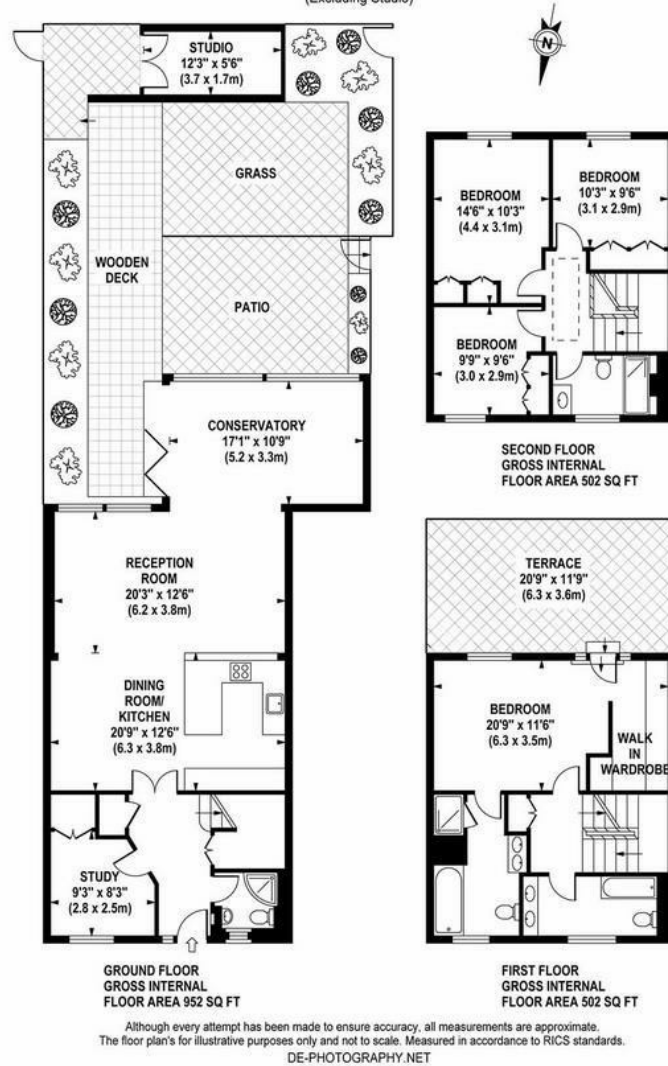


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COURT HOUSE

Approximate Gross Internal Area 2024 sq ft / 188.0 sq m
(Including Studio)

Approximate Gross Internal Area 1956 sq ft / 181.7 sq m
(Excluding Studio)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
	70	79			

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*All Fees stated are inclusive of VAT
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.