



BELGRAVE GARDENS, ST. JOHN'S WOOD

4 BEDROOM HOUSE
PRICE: £5,950,000



HOME FEATURES

SIZE

3,164 sq.ft.

BEDROOMS

4

BATHROOMS

4

EPC

C





This wonderful turn-key, four-bedroom house is set just off the iconic Abbey Road. Internally, it is defined by its exceptional quality of natural light that pours through huge sash windows, maximised by a pared-back material palette of pale wood and grey marble conceived by the current owner, an interior designer.

Unfolding across five storeys, the house also has a study and a playroom. The four bedrooms are matched by the same number of bathrooms, while the lower-ground floor has been given over to a beautiful open-plan kitchen, living and dining room. Here, vast floor-to-ceiling windows open to a pretty

garden, with plenty of space for eating alfresco, as well as entertaining. A west-facing terrace is set on the third floor and has exceptional views over the London skyline; there is also a useful pantry.

Belgrave Road is a charming tree-lined street perfect for families in search of an escape from the hustle and bustle of the city. Despite its tranquil surroundings, the road is moments from St John's Wood and Swiss Cottage Station, where there are very fast links into the centre of London. There is also a wide variety of pubs, restaurants and shops on the doorstep.

BEDROOMS

- WOOD FLOORING
- BUILT-IN STORAGE
- FOUR GENEROUS
DOUBLES
- MAIN BEDROOM SUITE
WITH DRESSING ROOM

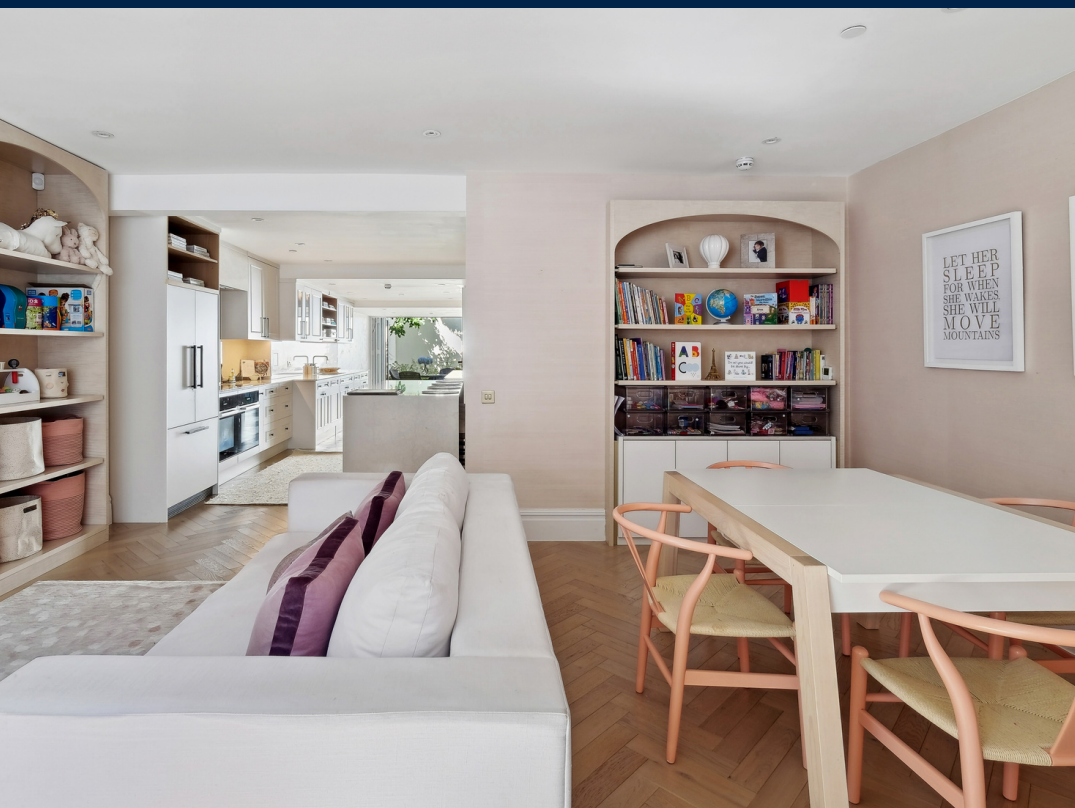




HIGHLIGHTS

- TURN-KEY HOUSE
- UNFOLDS OVER FIVE FLOORS
- COVETED LOCATION
- TERRACE AND GARDEN
- PERFECT FOR ENTERTAINING
- VICTORIAN TOWNHOUSE
- SASH WINDOWS THROUGHOUT
- THOUGHTFUL INTERIOR DESIGN
- PARQUET FLOORING
- MARBLE FINISHES
- LEAFY VIEWS
- PANTRY





FLOORPLAN



GROSS INTERNAL AREA
 LOWER GROUND FLOOR: 860 sq. ft, GROUND FLOOR: 714 sq. ft, FIRST FLOOR: 715 sq. ft, SECOND FLOOR: 502 sq. ft, THIRD FLOOR: 373 sq. ft
 EXCLUDED AREAS: STORAGE: 48 sq. ft, GARDEN: 477 sq. ft, TERRACE: 93 sq. ft
TOTAL: 3164 sq. ft

Measurements are calculated by cubicasa technology. Deemed highly reliable but not guaranteed.



MARIA OLIVEROS

DIRECTOR - SALES

OFFICE: +44 (0) 204 586 7135

MOBILE: +44 (0) 792 935 0093

EMAIL: MO@SOTHEBYSREALTY.CO.UK

WEBSITE: WWW.SOTHEBYSREALTY.CO.UK

Maria has over 15 years of experience in the real estate industry and specialises in the sale of high-value properties across central London. She has a thorough knowledge of key residential neighbourhoods such as Kensington, Notting Hill, South Kensington, Chelsea, Marylebone, Mayfair, and Belgravia. Over the course of her career, Maria has earned a stellar reputation for her negotiating skills and was named the Top Negotiator at all three realty firms she worked for previously. Tenacity, determination and honesty are three key elements that define Maria's work ethic. She loves working with people and helping them find their perfect home or investment option and has formed several long-standing professional relationships with her clients and with other agents.