



Woronzow Road, St John's Wood **NW8**

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# Woronzow Road, St John's Wood

A lateral stucco detached villa circa 1860 (not listed), set behind a walled and gated entrance, with a secluded 113 ft southwest-facing rear garden, off street parking quietly located on the East side of St John's Wood adjacent to Norfolk Road. This low built house, laid out mainly across two floors, is not listed and provides an opportunity to extend (subject to appropriate planning consents)

The house extends to approximately 4805 sq ft featuring a large entertaining space with a drawing room, second reception room, dining room and kitchen/breakfast room. The ground floor also provides a guest cloakroom/WC, storage and boot room/utility.



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EPC

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**Guide price:** £12,950,000

**Tenure:** Freehold

**Local authority:** City of Westminster

**Council tax band:** H

The principal suite is located on the first floor with a dressing room, en suite bathroom and access to a roof terrace overlooking the gardens (also with the opportunity to extend subject to the appropriate planning consents). There are four further bedrooms and three bath/shower rooms (two en suite).

This private mature rear garden features a swimming pool with pool house, plant and changing rooms.

Woronzow Road is located on the East side of St. John's Wood. St John's Wood High Street has a distinctly English village feel yet enjoys a cosmopolitan population and mix of restaurants and shops. St John's Wood underground station (Jubilee Line) is just two stops from Bond Street and in the heart of the West End.



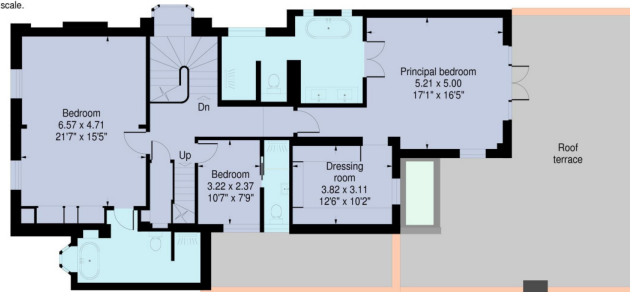






## Woronzow Road, London NW8

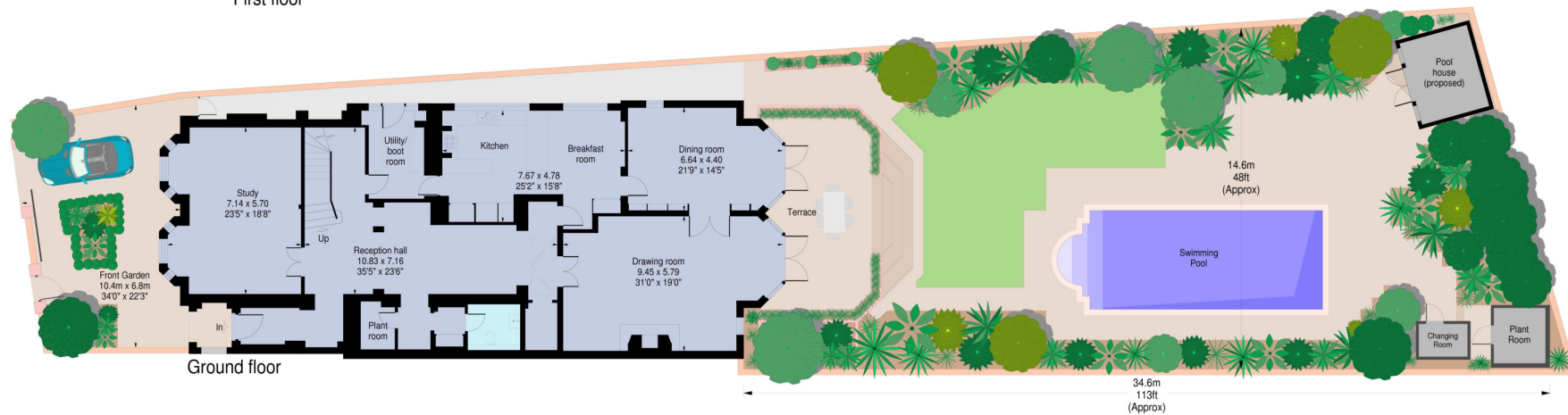
Gross internal area (approx):  
446.4 sq.m. (4805 sq.ft.)  
Not including reduced height below 1.5m: 22.7 sq.m. (244 sq.ft.)  
For identification purposes only. Not to scale.  
Pro plan UK



First floor



Second floor



Ground floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2022. Photographs and videos dated August 2022.

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