



Wellington Place, St John's Wood NW8



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An outstanding and luxuriously appointed Grade II listed Victorian villa (3,102 sq ft / 288 sq m) discreetly set back for the road behind a gated entrance.

This excellent, stucco fronted semi-detached villa, built mid-19th century, located in a prominent location opposite Lords Cricket Ground, has been extensively refurbished whilst retaining its classic period features.

There is plenty of space for entertaining; the reception rooms flow seamlessly into one another.



Guide price: £6,250,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H



The kitchen is sleek and contemporary, where pared-back cabinetry complements heavy granite worktops; floor-to-ceiling sliding doors allow light to pour in and open to a courtyard. The principal bedroom suite is a sanctuary of calm with a superb dressing room and en suite bathroom. Additionally, three more bedrooms are all of a generous size, matched by three well-appointed bathrooms. A beautifully landscaped private garden is perfect for soaking up the sunshine or eating al fresco.

Floors throughout the house are warmed by underfloor heating, bespoke wardrobes add storage, and there is a wood-burning stove. Concealed air-conditioning adds extra comfort, and a state-of-the-art audio-video system with JBL ceiling speakers ensures maximum security.





Location

In the heart of St John's Wood, it features an abundance of amenities with numerous boutiques, restaurants and pavement cafes. St John's Wood Underground Station (Jubilee Line) provides swift access to Bond Street and the West End. Wellington Place is opposite Lord's Cricket Ground and within 500 meters of the St John's Wood Underground Station. It is also close to St John's Wood High Street, Regent's Park and the green open spaces of Primrose Hill.









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Approximate Area = 299.0 sq m / 3218 sq ft
Including Limited Use Area (9.4 sq m / 100 sq ft)



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 January 2024, Photographs and videos dated January 2024.

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