

A photograph of a modern courtyard. On the left, a large, light-colored tree with bare branches stands next to a light pink wall with several windows. In the foreground, there are lush green plants, including a large fern and a snake-shaped sculpture. The courtyard floor is paved with large, light-colored stones. On the right, a long glass extension of a building is visible, showing a dining table and chairs inside. A tall, silver patio heater stands in the center of the courtyard. In the background, a multi-story red brick building is visible under a cloudy sky.

Melina Place, St John's Wood NW8



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A unique lateral house arranged over two floors only discreetly located in one of St John's Wood's most exclusive and sought-after enclaves with a pretty walled garden and parking.

Approached through an understated gated entrance, the off-street position of this house makes it particularly peaceful and secluded.

The house benefits from a 24ft reception room and an 18ft kitchen/breakfast room leading to the private garden, guest bedroom/office, large principal bedroom with en suite bathroom and walk in dressing room, second bedroom and shower room.



Asking price: £3,000,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: G





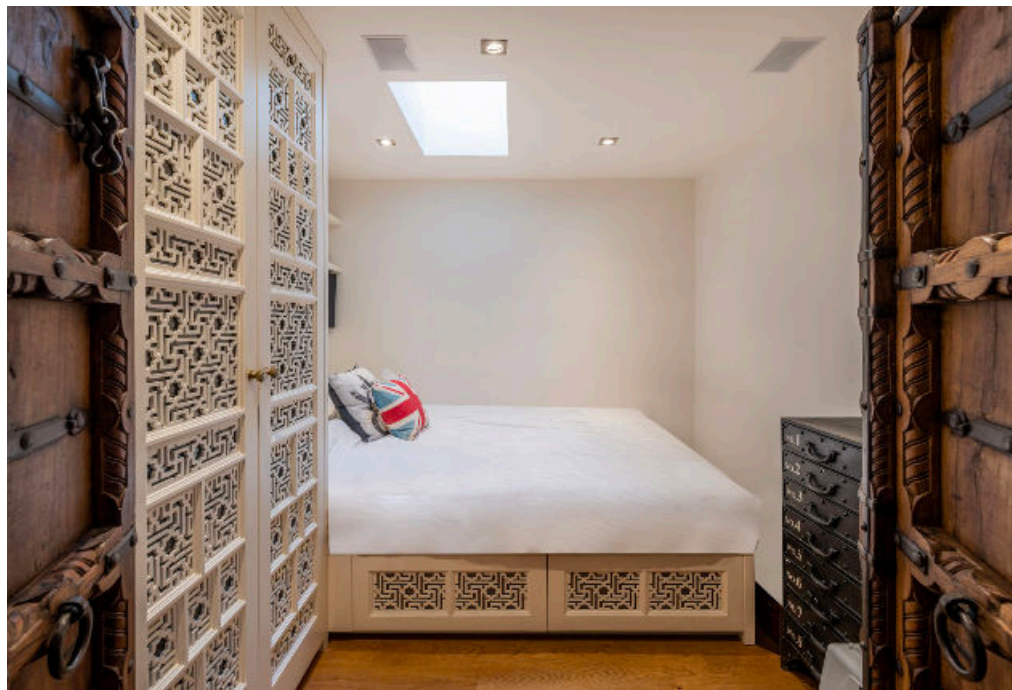


Other features include air-conditioning, under-floor heating, and a superb private walled west-facing garden.

Melina Place is located approximately 0.5 miles from St John's Wood High Street with its mix of restaurants, cafes and shops. Well connected, St John's Wood Underground Station (Jubilee Line) is just two stops from Bond Street in the heart of the West End, and Maida Vale Underground Station (Bakerloo Line) is also close by.





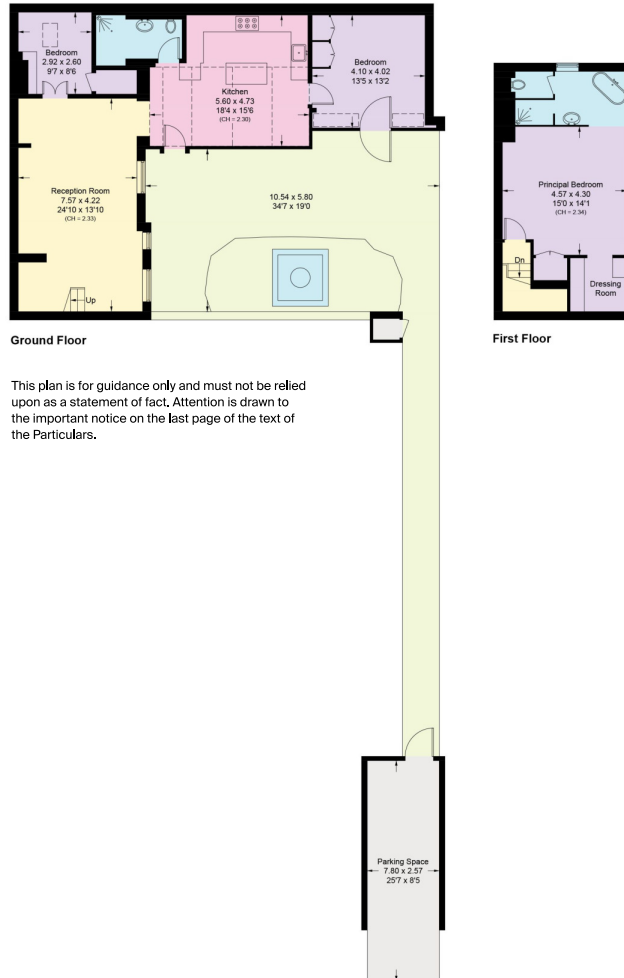






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Approximate Gross Internal Area = 131.0 sq m / 1411 sq ft



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 June 2023. Photographs and videos dated June 2023.

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