



Abercorn Place, St John's Wood, London **NW8**



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An excellent four to five bedroom period home (approximately 2,465 sq ft) with gated off street parking situated on the west side of St John's Wood.

This superb house offers an abundance of charm and has retained many original period features with an outstanding self contained studio/gym room below the front parking area. The home offers flexible entertaining space featuring a large, approximately 20 ft kitchen/breakfast room with a separate utility room, double aspect reception room, reception hall, and first floor reception room/bedroom. The bedrooms are located on the upper floors featuring a principal bedroom with en suite shower room, three further bedrooms and a family bathroom. There is gated off street parking for two cars (previously used as a garden).



Guide price: £3,250,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H

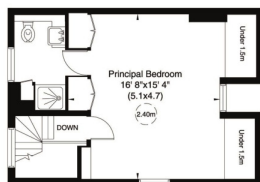
Abercorn Place is well located for the shops and cafes of St John's Wood High Street. Underground Stations include St John's Wood (Jubilee Line), Maida Vale (Bakerloo Line), and the American School and the Violet Hill Gardens are also within close proximity.







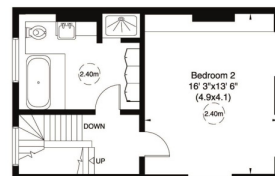




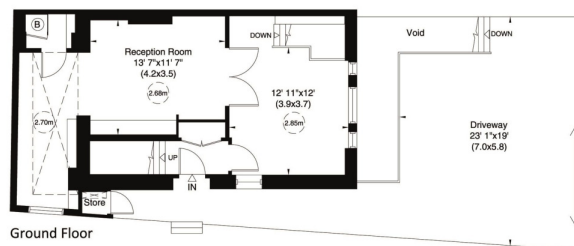
Third Floor



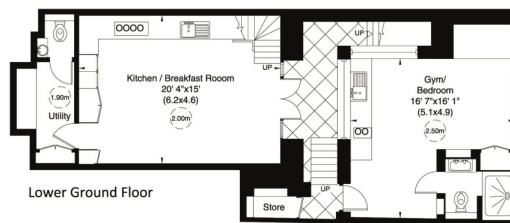
First Floor



Second Floor



Ground Floor



Lower Ground Floor

Abercorn Place, NW8

Gross internal area (approx.)
229 Sq m (2465 Sq ft) Including Store's and Under 1.5m
For identification only, Not to Scale



capital 020 8671 7722

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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I would be delighted to tell you more

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