



**12 Greville Place, St John's Wood
London NW6 5JH
Asking price £6,950,000 Freehold**



A meticulously renovated period house occupying a prominent corner position. On the market for only the fourth time in its 160 year history, the property has been crafted to the highest standards of quality and attention to detail. Comprising 4740 square feet (440 sq. mtrs.) the heart of the home offers an exceptional open plan, ground floor family kitchen/living space that leads directly to a magnificently designed private walled south facing garden. The first floor drawing room offers unrivalled 3.69 metre ceiling heights and dual aspect floor to ceiling windows. The house boasts many original features including a stained glass window dating back to 1856 allowing an abundance of light to fill the bespoke staircase and landing areas. Further benefits include four bedrooms with en-suites, two guest/staff bedroom suites with bathroom, gymnasium and gated off-street parking for two cars that includes charging for an electric vehicle.

Greville Place is located between Abbey Road & Maida Vale and is situated close to local shops and restaurants, excellent transport facilities and within walking distance of The American School in London.

Council Tax - Westminster Band H





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

MISREPRESENTATION ACT 1967 Ian Green Residential for themselves and for the vendors and lessors of the above property(ies), whose agents they are, give notice that:- (1) These particulars are intended only as a guide to prospective purchasers or lessors to enable them to decide whether to make further enquiries with a view to taking up negotiations. They do not constitute, nor constitute any part of an offer or contract. (2) All statements contained on these particulars as to this (these) property (ies) are made without responsibility on the part of Ian Green Residential or the vendors or the lessors. (3) None of the statements contained in these particulars as to this (these) property (ies) are to be relied upon as statements or representations of fact, nor should they be relied upon for any purpose whatever. Accordingly, neither their accuracy nor the continued availability of the property (ies) is in any way guaranteed and they are furnished on the express understanding that neither Ian Green Residential nor the vendor or lessor are to be or become under any liability or claim in respect of their contents. (4) The vendor or lessor does not hereby make or give nor do Ian Green Residential have any authority to make or give any representation or warranty whatsoever as regards to the property (ies) or otherwise. (5) Any intended purchaser or tenants must satisfy themselves by inspection or otherwise as to the correctness or each of the statements contained in these particulars. (6) In the event of the agents supplying any further information or expressing any opinion to a prospective purchaser or lessor whether oral or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.

28 De Walden House, Allitsen Road, London, NW8 7BA

Tel: +44 (0)207 586 1000

ian@iangreenresidential.com

www.iangreenresidential.com

IAN GREEN
RESIDENTIAL

