



29 Acacia Road, London  
NW8 6AR  
Guide price £1 4,950,000 Freehold





A rare opportunity to acquire a detached white stucco residence set behind secure gates, located on the east side St John's Wood.

The property, comprising 4,363 sq. ft across 4 floors, is found in excellent condition and offers a spacious double reception room, along with an impressive open-plan kitchen/dining area. Further accommodation includes a newly built playroom on garden level with direct access to a southeast facing garden, principle bedroom incorporating an en-suite bathroom, a further 5 bedrooms, 2 bathrooms, study, utility room, and family room.

Approved and implemented planning consent allows expansion to approximately 7,600 sq. ft, adding a basement and sub-basement with additional bedrooms, a lift, games room, and spa complex.

The house is located just off Avenue Road and is moments from St John's Wood High Street and St. John's Wood Underground (Jubilee Line).

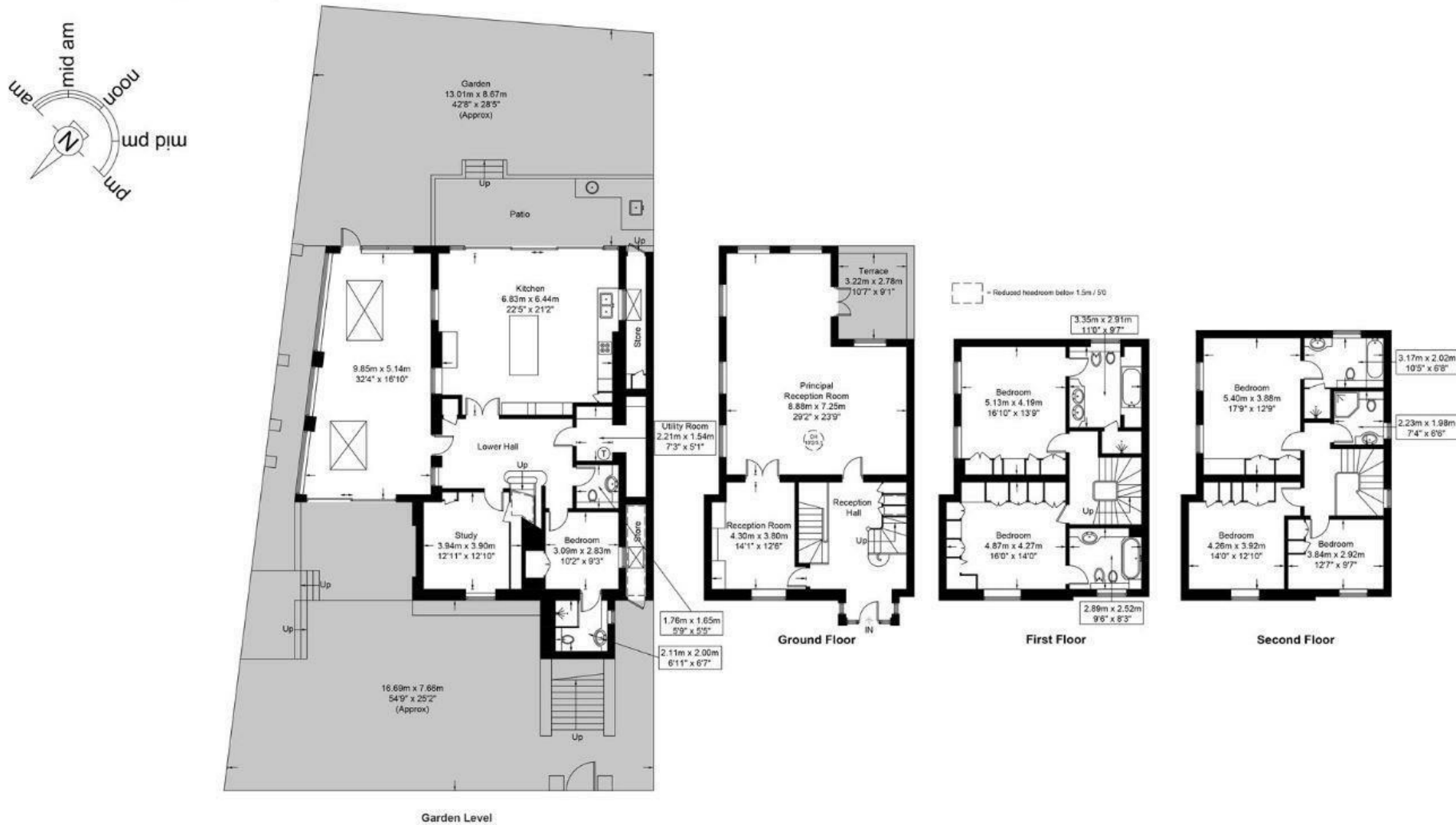


# Acacia Road, NW8

Approximate Gross Internal Area = 4363 sq ft / 405.4 sq m

Restricted Height = 50 sq ft / 4.7 sq m

Store = 77 sq ft / 7.2 sq m



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