



29 Acacia Road, London
NW8 6AR
Asking price £13,950,000 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).



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 ft



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