



32 Alma Square, London  
NW8 9PY  
Asking price £4,500,000 Freehold



Nestled in the quiet enclave of Alma Square, St John's Wood, this exquisite mid-terrace Victorian house presents a rare opportunity for a family home with direct access to communal gardens. Spanning an impressive 2,549 sq. ft, this immaculately presented house features 4 spacious bedrooms and 3 well-appointed bathrooms, making it ideal for both family living and entertaining.

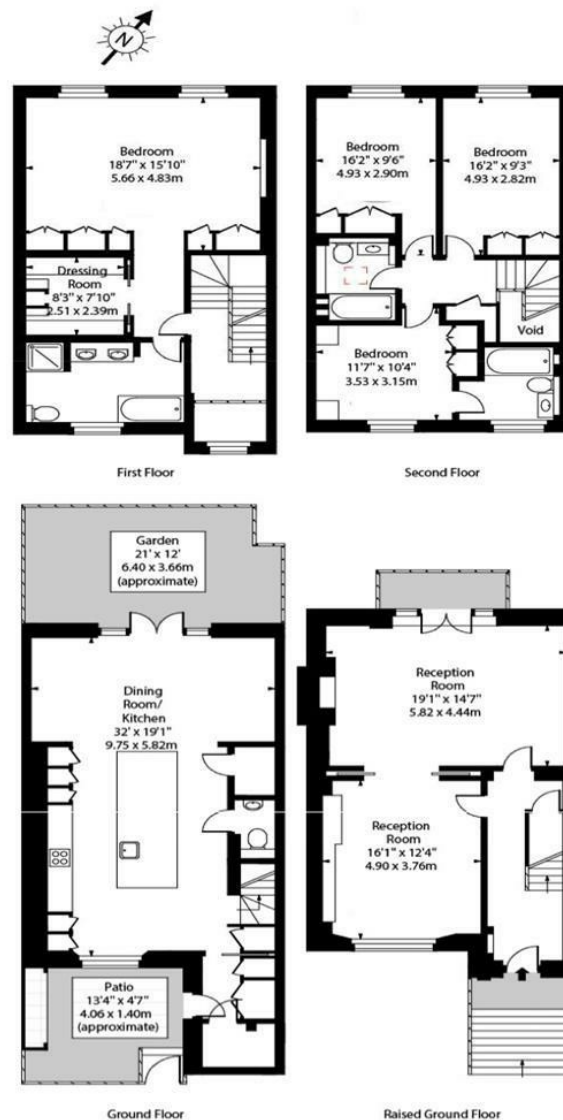
Upon entering, you're greeted by an elegant double reception room on the raised ground floor, characterised by its high ceilings and abundance of natural light. The full-height french doors open onto a charming balcony that overlooks serene communal gardens, providing a perfect setting for relaxation or social gatherings. The principal bedroom suite occupies the entire first floor, offering a luxurious retreat complete with a generous walk-in dressing area and a sumptuous bathroom.

The property has been recently refurbished to a high standard, ensuring a blend of modern comfort and classic charm. Alma Square is discreetly situated within half a mile of the vibrant St John's Wood High Street, where an array of shops, cafes, and restaurants await. Additionally, both St John's Wood and Maida Vale Underground Stations are conveniently close, providing excellent transport links to the rest of London.

This remarkable home not only offers a tranquil living environment but also the convenience of city life, making it a perfect choice for families or professionals seeking a prestigious address in one of London's most sought-after areas.







Approx Gross Internal Area 2549 Sq Ft - 236.80 Sq M



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



