





KEY FEATURES

- Front and rear gardens
- Adjacent to Regent's Park
- Residents' parking (permit required)

Set behind a private entrance is this deceptively spacious three-bedroom house, adjacent to Regent's Park.

This well-located house is arranged over two levels and benefits from recently approved planning permission for an additional floor and further front extension. The ground floor comprises a generous reception room leading to a private garden, a separate kitchen and a guest WC.

Townshend Road is situated in the heart of St John's Wood, running parallel to the prestigious Avenue Road and just moments from Regent's Park. St John's Wood High Street is a short stroll away and offers a range of boutique shops and eateries.



3 BEDROOM



2 BATHROOM





ACCOMMODATION

Reception/dining room

Kitchen

Office

Principal bedroom with ensuite

Two further bedrooms

Shower room

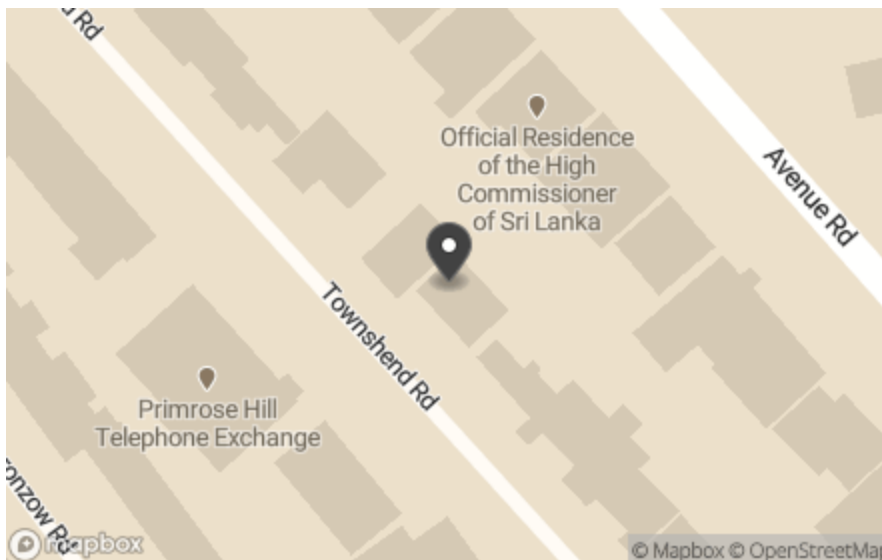
Guest WC

Front garden

Rear garden

LOCATION

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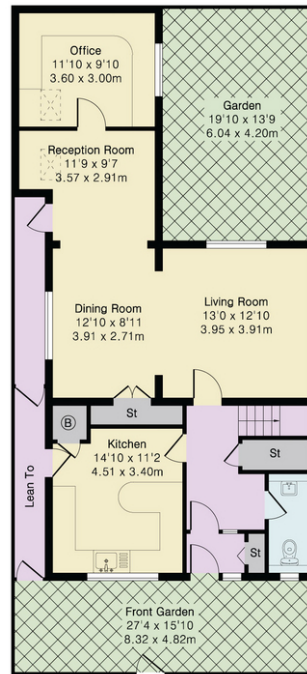




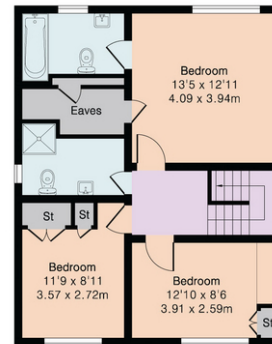
Approximate Gross Internal Area 1436 sq ft - 133 sq m

Ground Floor Area 855 sq ft – 79 sq m

First Floor Area 581 sq ft – 54 sq m



Ground Floor



First Floor

TERMS

Price: £2,350,000

Tenure: Freehold

Council Tax Band: G

Viewing: By appointment only



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