



Loudoun Road

St John's Wood, NW8

Guide Price £2,495,000

Sole Agent. Owned by the same family for over 50 years, is this incredible terraced house arranged over four floors, and comprising 2,618 sq. ft. (243 sq. m.).

Although it would now benefit from updating and refurbishment, the property offers flexible accommodation and has fantastic potential. The two principal reception rooms boast 11ft ceiling height and are flooded with natural light. There is also a 33ft rear garden, off-street parking for one car and an integral garage.

The house is ideally located in St John's Wood, a sought-after residential area of north west London. Loudoun Road is situated within walking distance of several schools, including the American School and Arnold House, as well as the boutique shops and cafés on St John's Wood High Street.

NB - The rear garden area is not included within the freehold title. The owners have long-standing rights to use the surface of this land under a conveyance dated 14 August 1970. Buyers are advised to review the Land Registry documents for full details.

CHESTERTONS



Loudoun Road

St John's Wood, NW8

- 4 Bedroom, 3 Bathroom House
- Freehold
- 2,618 sq. ft.
- Garage
- Driveway
- 33ft Garden



Tenure: Freehold

Service Charge: £0

Ground Rent: £0

Local Authority: Westminster

Council Tax Band: H

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82-100)	A	85
(81-61)	B	72
(60-40)	C	
(59-58)	D	
(57-54)	E	
(21-36)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons St John's Wood Sales

105 St. John's Wood Terrace

London

NW8 6PL

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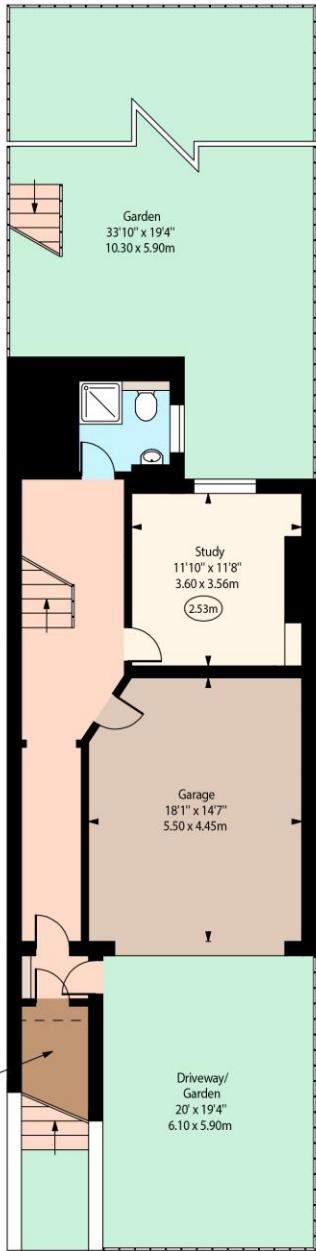
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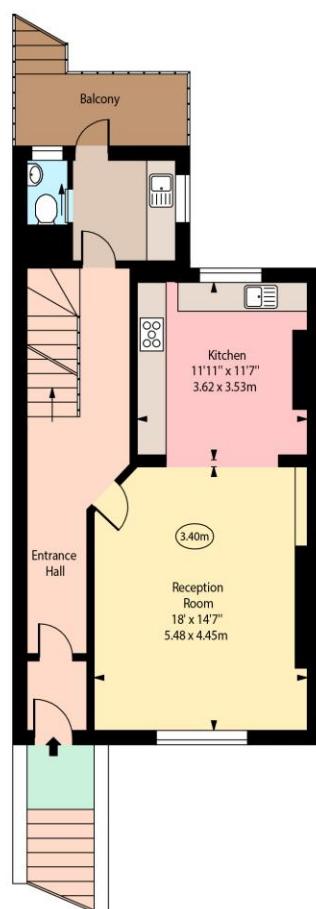
Loudoun Road,
St John's Wood, NW8



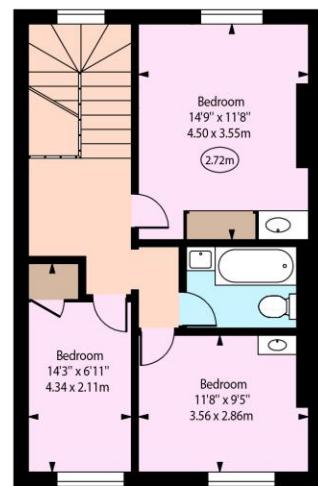
○ - Ceiling Height



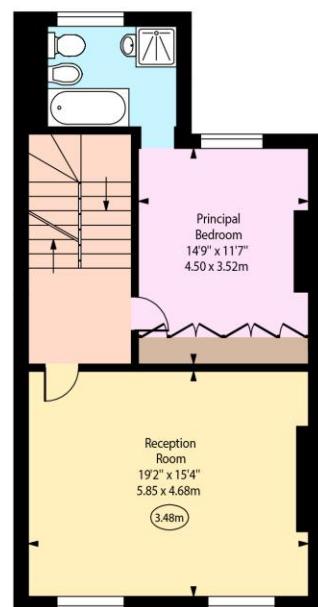
Lower Ground Floor



Raised Ground Floor



Second Floor



First Floor

Approx Gross Internal Area 2595 Sq Ft - 241.07 Sq M

Approx. Floor Area Including Restricted Heights 2618 Sq Ft - 243.21 Sq M

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 Ref. No. 026747J

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