



Violet Hill

St John's Wood, NW8

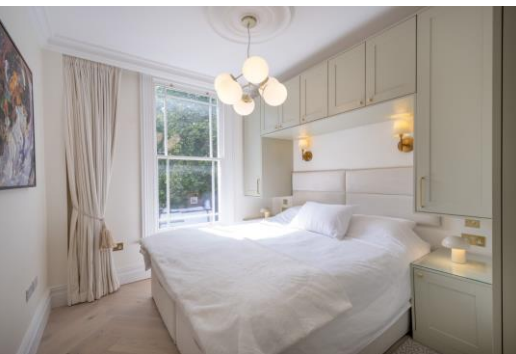
Asking Price £1,350,000

Joint Sole Agent. An absolutely stunning 2 bedroom, 2 bathroom freehold house, located in this quiet backwater of St John's Wood.

The house has been completely rebuilt by the current owner and benefits from a new build warranty which is valid until 2033. This beautiful home has been finished to the very highest of standards and boasts wooden flooring, Miele appliances, air conditioning and a completely secluded west facing roof terrace.

Violet Hill is positioned on the west side of St John's Wood and the house is opposite the entrance to Violet Hill Park. The multiple shopping and transport links of St John's Wood are just over half a mile away.

CHESTERTONS



Violet Hill

St John's Wood, NW8

- 2 Bedroom 2 Bathroom House
- Freehold
- 869 sq. ft.
- Roof Terrace
- Stunning Condition
- Air Conditioning



Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: City of Westminster
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons St John's Wood Sales

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Violet Hill,
St John's Wood, NW8

Approximate gross internal area

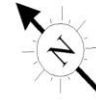
80.73 sq m / 869 sq ft

Approximate terrace area

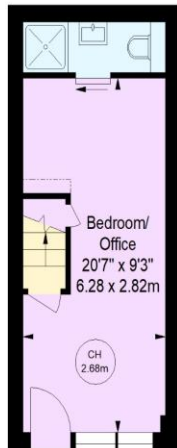
10.22 sq m / 110 sq ft

Approximate gross internal area including terrace

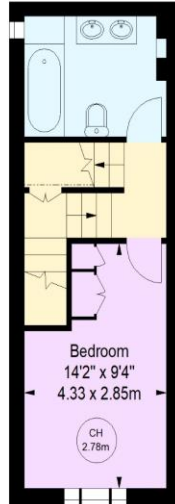
90.95 sq m / 979 sq ft



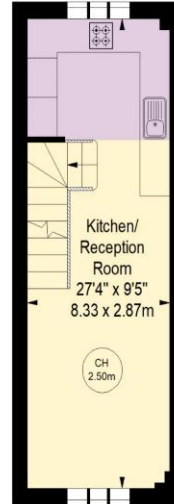
Key :
CH - Ceiling Height



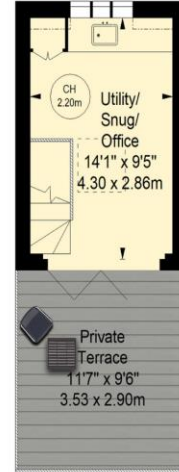
Ground Floor



First Floor



Second Floor



Third Floor



Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

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