



Queens Grove, St John's Wood NW8

**PHILLIPS
HARROD**
LONDON'S PRIME REAL ESTATE

85 - 87 BAYHAM STREET
LONDON NW1 OAG

45 CIRCUS ROAD
LONDON NW8 9JH

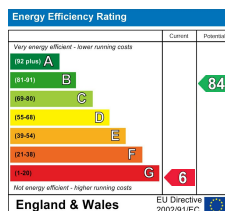
Sole Agent - A charming 3-4 bedroom family home arranged over four floors (1,973 sq ft) located on this popular tree lined road on the east side of St Johns Wood. The house benefits from 3 bedrooms, bedroom 4 / study, a double aspect reception room, open plan kitchen, family / dining room, separate utility room, guest WC and a lovely south east facing garden. Queens Grove is situated within easy walking distance of the cafes boutiques and restaurants of St Johns Wood High Street and the underground tube station. (Jubilee Line)

ASKING PRICE: £3,250,000

TENURE: Freehold

EPC RATING: G

COUNCIL TAX BAND: H



PHILLIPS
HARROD
LONDON'S PRIME REAL ESTATE

85 - 87 BAYHAM STREET
LONDON NW1 0AG

45 CIRCUS ROAD
LONDON NW8 9JH

0207 1234 152

<https://www.phillipsharrod.com>

IMPORTANT NOTICE: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working or, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.











Queens Grove, NW8

Approximate Gross Internal Area = 1973 sq ft / 183.3 sq m

Restricted Height = 18 sq ft / 1.7 sq m

