



4 The Lane, London  
NW8 0PN  
Asking price £8,950,000 Freehold

IAN GREEN  
RESIDENTIAL

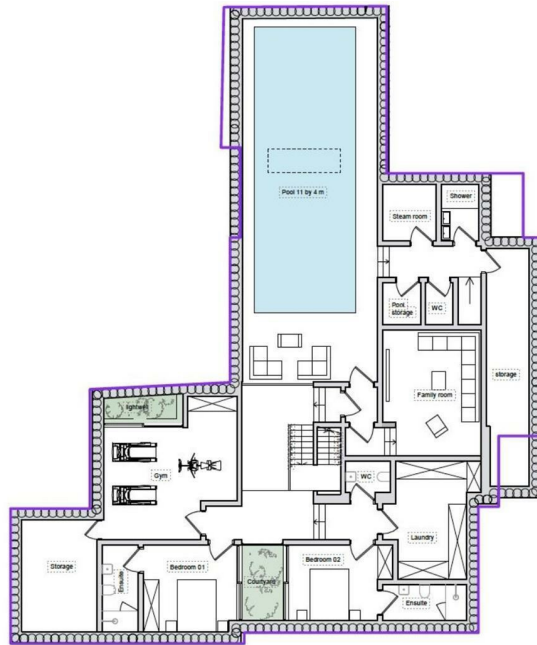
Nestled within a private secure gated close of just eight exclusive residences, this remarkable detached house presents an exceptional opportunity for discerning buyers. Spanning an impressive 4,192 square feet, this post-war property underwent an extensive and meticulous refurbishment several years ago. The property has planning permission granted to create a basement below the existing footprint of the house and partially below the rear garden, creating a spa area with pool and cinema room as well as additional bedrooms and utility areas, along with further internal alterations enhancing the home.

The property boasts two generous reception rooms, perfect for entertaining guests or family living. With five beautifully appointed bedrooms, including a spacious principal suite featuring his and her dressing areas and bathrooms, this house offers ample space for both relaxation and privacy.

The layout of the property is thoughtfully arranged over three floors, providing a harmonious flow throughout. The spacious open-plan living areas are bathed in natural light and have direct access to the private rear garden.

Additionally, the property includes parking for four to five cars, a rare convenience in such a sought-after location. The combination of luxurious amenities, elegant design, and a prime position within a secure community makes this home a truly unique offering in St Johns Wood.



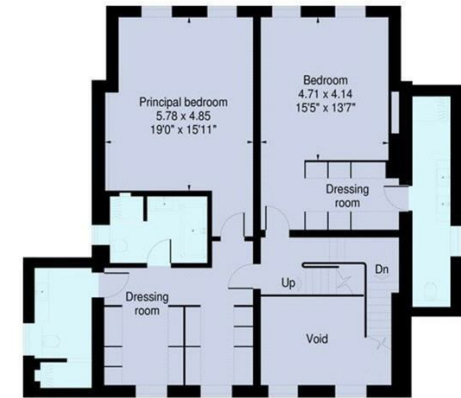


## The Lane, St John's Wood NW8

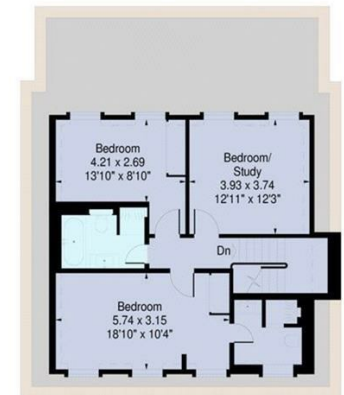
Gross internal area (approx):  
389.4 sq.m. (4192 sq.ft.) including garage;  
Excluding void and reduced height area below 1.5m  
Reduced height area - 4.8 sq.m. (52 sq.ft.)  
Void - 10.0 sq.m. (108 sq.ft.)  
For identification purposes only. Not to scale.  
Proplan UK ©



Ground floor



First floor



Second floor

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 69                      | 72        |
|                                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | 65                      | 67        |
|                                                                 |  | EU Directive 2002/91/EC |           |

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