



Norfolk Road, St John's Wood  
London NW8 6HG  
Asking price £9,750,000 Freehold

IAN GREEN

RESIDENTIAL

A beautifully presented low built semi-detached villa, dating back to circa 1830, discreetly positioned on the sought-after east side of St John's Wood.

Arranged over three floors only, this exceptional residence extends to approximately 3,545 sq. ft / 329.33 sq. m and combines elegant period architecture with contemporary family living.

Offered in excellent decorative condition throughout, the house features a magnificent double reception and dining room with French doors opening onto a balcony overlooking the beautifully landscaped south-east facing garden.

To the rear, an impressive garden studio provides additional versatile accommodation complete with a kitchenette and shower room. Further benefits include an 80 ft landscaped garden and gated off street parking.

Norfolk Road is a quiet, tree-lined residential address, regarded as one of the area's most desirable roads, ideally located within moments of London Underground at St John's Wood, together with the boutiques, cafés and restaurants of St John's Wood High Street. The open green spaces of Primrose Hill and Regent's Park are also within easy walking distance.

The property also benefits from part implemented planning consent to enhance and enlarge the existing accommodation, with plans available upon request.

#### Accommodation & Amenities

Entrance Hall, Elegant Double Drawing Room, Dining Area Kitchen/Breakfast Room with Informal Sitting Area, Principal Bedroom Suite with En-Suite Bathroom, A Further Three/Four Bedrooms, One with En-Suite, Additional Family Bathroom, Study, Guest Cloakroom, Utility Room, Garden Studio with Kitchenette and Shower Room, 80 ft South-East Facing Landscaped Garden with York Stone Terrace, Gated Off-Street Parking, Fully Boarded Loft Storage, Planning Permission has been granted - part implemented to create a rear extension with internal alterations.









Norfolk Road, NW8

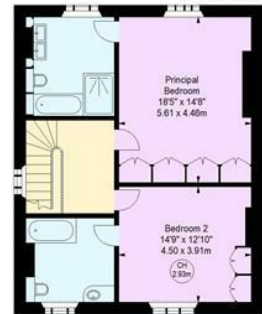
Approximate gross internal area

3545 sq ft / 329.33 sq m

(Including Studio)

Studio

232 sq ft / 21.55 sq m



First Floor



Ground Floor



Lower Ground Floor



Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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