



Springfield Road, St Johns Wood

London

Guide Price £6,950,000





## 6 Springfield Road

St Johns Wood, London

A very airy and beautifully presented low-built detached house, ideal for entertaining, offering spacious interconnecting reception rooms filled with natural light.

Ideally located within walking distance of the American School and local shops, the property further benefits from a large rear garden and off-street parking for two cars.

Extending to 4000+ sq ft, the accommodation comprises four generous reception rooms, a guest cloakroom, and a large fully fitted kitchen. There are six well-proportioned bedrooms and four bathrooms/shower rooms, two of which are en-suite.

The house has a wonderfully warm and welcoming atmosphere, having been a much-loved family home that has simply become too large for its current owners.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



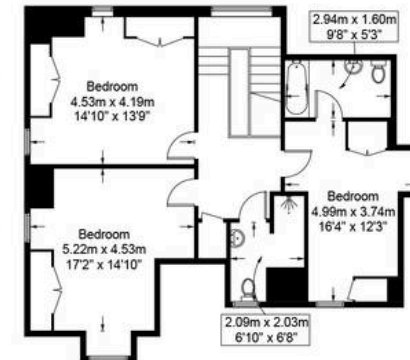
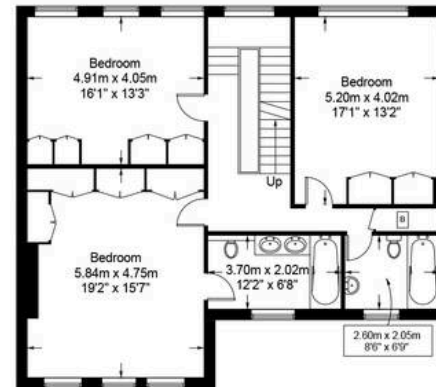
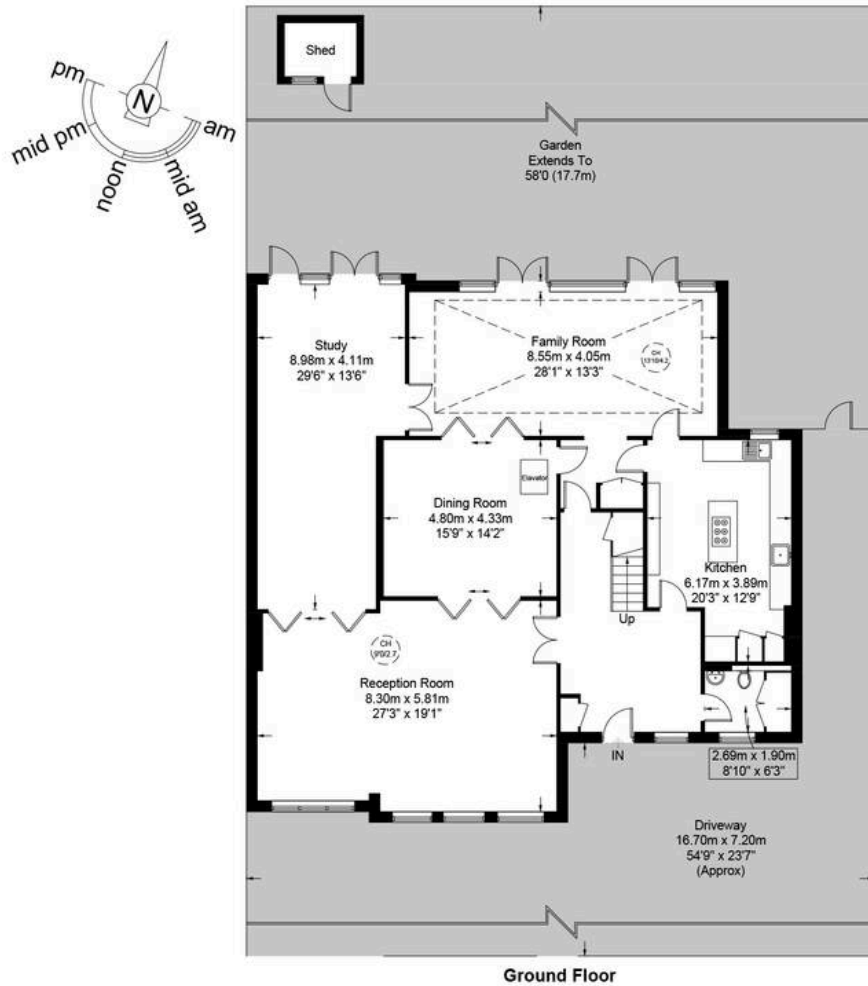




# Springfield Road, NW8

Approximate Gross Internal Area = 4010 sq ft / 372.6 sq m

Shed = 32 sq ft / 3.0 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



# LREO

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