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St. John's Wood Park St. John's Wood NW8

A newly refurbished, four-bedroom townhouse that has been interior designed and furnished to an exquisitely high standard with a magnificently landscaped garden/patio, which is set within a gated development with 24-hour portage.

The ground floor comprises entrance hall, bright and spacious reception/dining room, which leads to a conservatory area, that then opens out to a private terrace, and contemporary open-plan kitchen. The first floor is occupied by the spacious master bedroom suite with separate dressing room and a luxuriously appointed bathroom. Three further double bedrooms and a family bathroom occupy the top floor of this beautiful townhouse.

The property further features alarm and video entry system, fully air conditioned, underfloor heating, stone flooring on the ground floor and wood floors in the bedrooms.

The area benefits from excellent transport amenities from Swiss Cottage Underground Station (Jubilee line) and South Hampstead Station (overground), and also from local retail and leisure facilities on St Johns Wood High Street.

EPC Rating: D

£2,608 Per Week

















GROSS INTERNAL AREA (GIA)
The footprint of the property
176.00 sqm / 1894.45 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head heights
155.44 sqm / 1673.14 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
23.46 sqm / 252.52 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.47 sqm / 5.06 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 192.15 sqm / 2068.29 sqft
IPMS 3C RESIDENTIAL 180.86 sqm / 1946.76 sqft

SPEC ID 61264b88c931540da6758717