



Middlefield

, St John's Wood, NW8 6ND

£2,500 Per Week

This is a substantial (2285 sq/ft) fine five bedroom detached family house situated on a private road, yet close to Swiss Cottage underground and within easy walking distance to St John's Wood High Street and its Station; affording immense amenities and the American School in London is just a short walk away. This well presented property has an excellent sunny conservatory, welcoming front garden patio and lawned walled rear garden and an integral garage, as well as on site parking.

This great family home comprises of large entrance hallway, guest WC., double reception room leading through to a sunny conservatory dining area, open plan fitted kitchen. Sweeping stairs up to the first floor leading to, four bedrooms of varying sizes, one e/suite shower/WC., large family bathroom, on the (top) second floor there is a large double bedroom suite, wardrobe with en-suite shower/WC.

The house benefits from having a large private patio garden, gas central heating, double glazing thru out. Parquet flooring in principle reception area. The property is offered unfurnished/Semi furnished and is available NOW for residential letting.

- Five Double Bedrooms
- Three Bathrooms
- Conservatory
- Over three Floors
- Garage
- Gardens
- 5 Mins walk to Station

Viewing

Please contact our Messila Residential Office on 020 7586 6699 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



FLOOR PLAN

Middlefield, St John's Wood, London, NW8



ROOM DESCRIPTIONS

ENTERED
at street level via private entrance.

GROUND FLOOR
 Hallway 14.38m X 2.82m 14'4" X 9'3"
 Reception 17.87m X 3.78m 29'10" X 12'5"
 Conservatory 13.30m X 6.13m 11'1" X 20'11"
 Kitchen 13.57m X 3.58m 11'9" X 11'9"
 WC 10.8m X 2.21m 2'8" X 7'3"
 Garage 14.38m X 2.12m 14'4" X 6'11"

FIRST FLOOR
 Bedroom C1 13.59m X 3.85m 11'9" X 11'12"
 Bedroom C2 12.4m X 3.79m 7'10" X 12'5"
 Bedroom C3 15.54m X 3.85m 18'2" X 11'12"
 Bedroom C4 13.30m X 2.93m 10'10" X 9'7"
 Family Bathroom 13.16m X 2.55m 10'4" X 8'4"
 En-suite Shower-WC 12.12m X 1.95m 8'11" X 6'5"
 14.18m X 4.76m 13'9" X 15'7"

SECOND FLOOR
 Bedroom 13.23m X 2.55m 10'11" X 8'4"
 13.31m X 7.1m 10'10" X 23'4"

ADDITIONAL FEATURES
 Garden 11.78m X 10.74m 5'10" X 35'3"



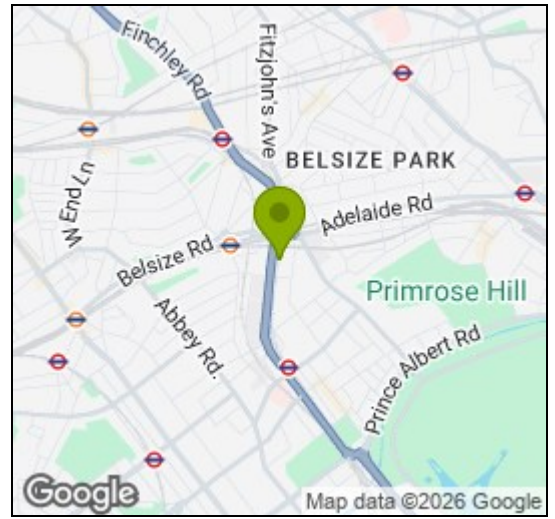
FIRST FLOOR



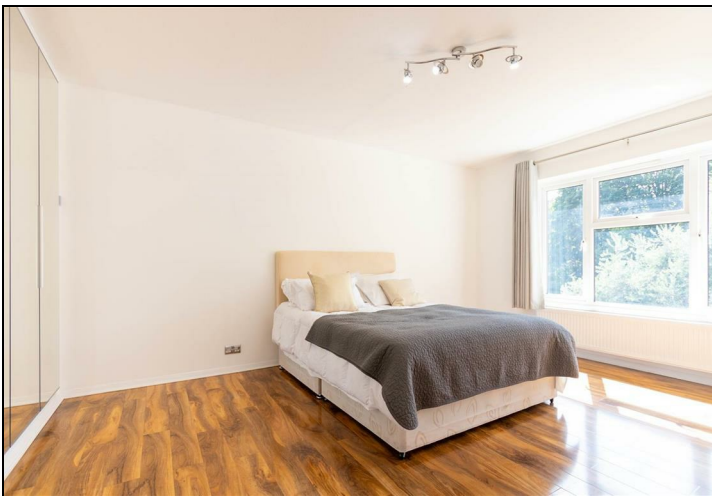
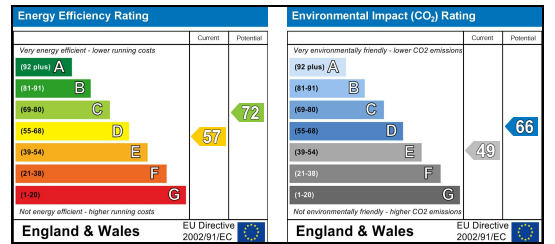
SECOND FLOOR

Total approx gross internal floor area 2885.3 sq ft (104,271 sq m)
 Measurements are approximate, not to scale.
 Copyright Property General 2015 - Produced for Messila Residential

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Messila Residential

137 Park Road, London, NW8 7HT

T: 020 7586 6699 E: regentspark@messilaresidential.com W: messilaresidential.com