



# Denning Close

St John's Wood, NW8

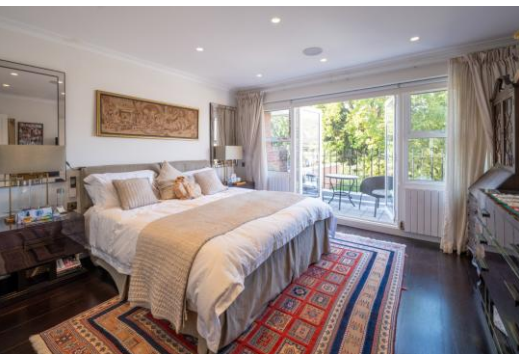
Asking Price £3,250,000

Joint Sole Agent. An opportunity to purchase a low-built house in a private cul-de-sac. The property, located in the heart of St John's Wood, has been beautifully refurbished by the current owners and offers 2,032 sq. ft. of accommodation, predominantly over 2 floors.

The house provides 4 bedrooms, 4 bathrooms and large open plan living spaces. The property further benefits from off-street parking for 2 cars, 2 balconies, a study, and a south-west facing patio garden.

Denning Close is discreetly located off Hall Road, within walking distance of St John's Wood High Street with all its fashionable boutique shops, restaurants and nearby to all forms of public transport including St John's Wood Underground station (Jubilee Line).

**CHESTERTONS**



## Denning Close

St John's Wood, NW8

- 4 Bedroom, 4 Bathroom House
- Freehold
- 2,032 sq. ft.
- Parking
- Superb Condition
- Garden
- Low Built



**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Westminster  
**Council Tax Band:** H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

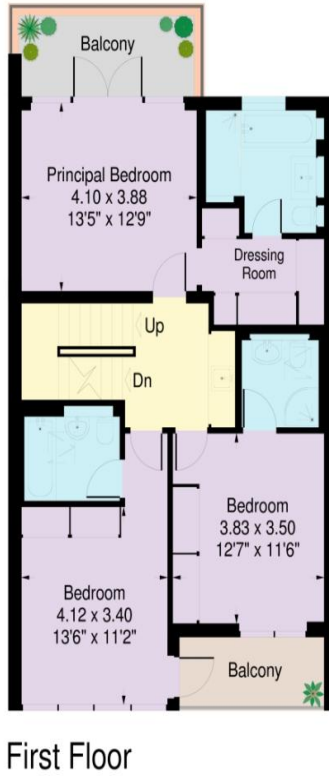
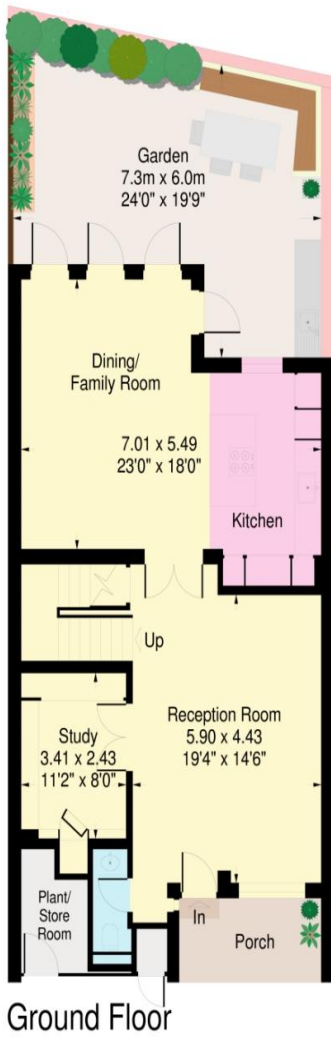
### *Chestertons St John's Wood Sales*

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# Denning Close, St Johns Wood, London, NW8

Approximate Gross Internal Area:  
207.0 sq.m. / 2228 sq.ft.  
(Including stores and reduced height eaves area below 1.5m)  
Reduced height area - 18.2 sq.m. / 196 sq.ft.

External areas (Garden, balconies & front porch):  
53.7 sq.m. / 578 sq.ft.



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This plan is for guidance only and must not be relied upon as a statement of fact.

