



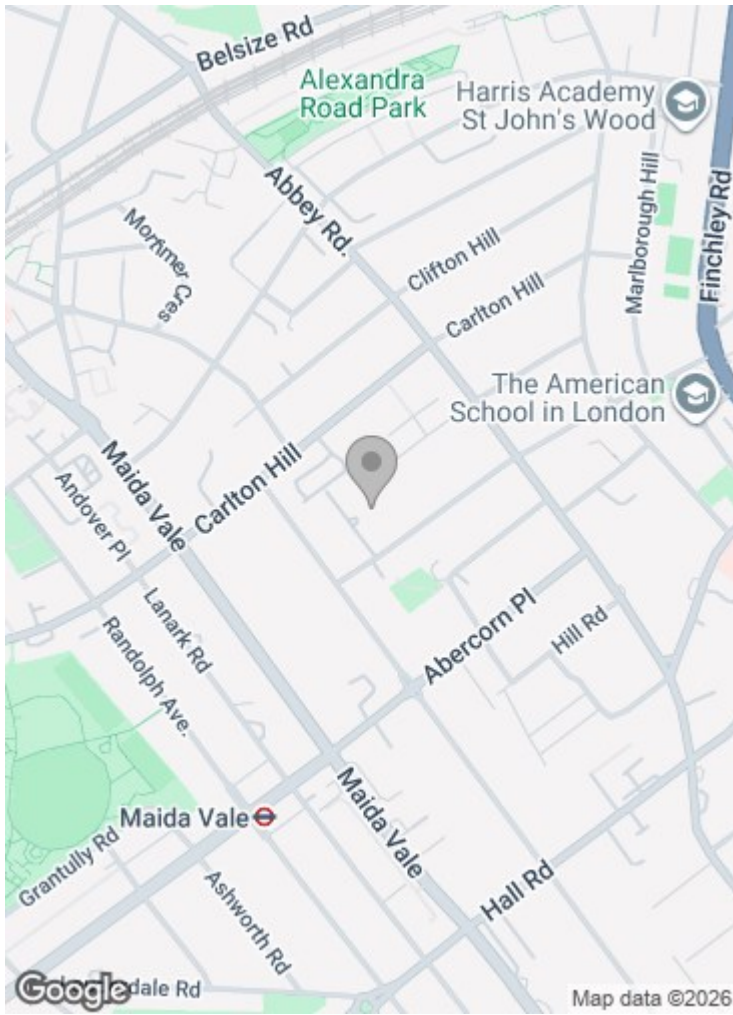
**The Lane**  
**St John's Wood NW8 0PN**

**£5,500 per week**

**SOLE AGENTS**

One of the hidden gems of St John's Wood can be found in a turning at the Hamilton Terrace end of Marlborough Place. Situated in a unique private close is this charming low built six bedroom, four bathroom house ideal for family living in lateral space. The living accommodation comprises a double reception room, kitchen on to conservatory, family room, study, large utility room, guest WC, gym, under floor heating, modern music system, internal courtyard and a private driveway with parking for several cars.

The Lane is enviably located close to the amenities of St John's Wood High Street and Underground Station (Jubilee Line), Maida Vale Underground (Bakerloo Line), Little Venice and the American School in London.



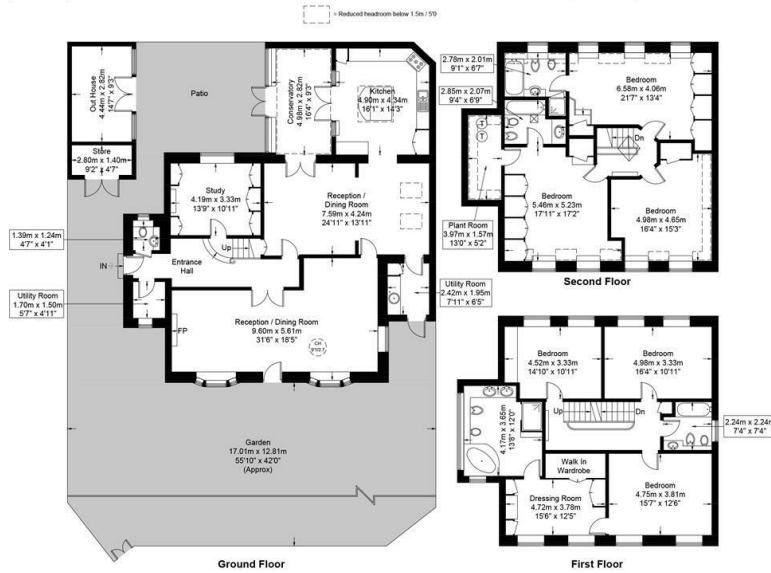
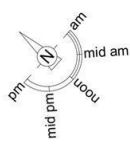
**The Lane, NW8**

**Approximate Gross Internal Area = 4051 sq ft / 376.4 sq m**  
(Including Restricted Height / Out House / Store)

Restricted Height = 100 sq ft / 9.3 sq m

Outhouse = 134 sq ft / 12.5 sq m

Store = 42 sq ft / 3.9 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.



Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

85 - 87 BAYHAM STREET  
LONDON NW1 0AG

45 CIRCUS ROAD  
LONDON NW8 9JH

T: +44 0207 1234 152  
info@phillipsharrod.com

