



Acacia Road, NW8
£12,000,000

Dexters



Acacia Road, NW8

An exceptional architecturally designed freehold residence extending to approximately 5,500 sq ft, occupying a gated end-of-terrace position with off street parking and a detached garage. Offered chain free this remarkable home combines outstanding proportions with contemporary design.

Arranged over five floors, the accommodation is currently configured as six en suite bedrooms, while offering the flexibility to create additional bedrooms or reception spaces to suit individual requirements. Entertaining is at the heart of the home, with a magnificent 35 ft kitchen dining room, an elegant double reception room, and a further reception room with adjoining games room.

Every element has been finished to an exceptional standard, creating a home that is both luxurious and practical for modern family living. A detached 358 sq ft garage incorporating a self contained studio with its own WC completes this truly exceptional family home.

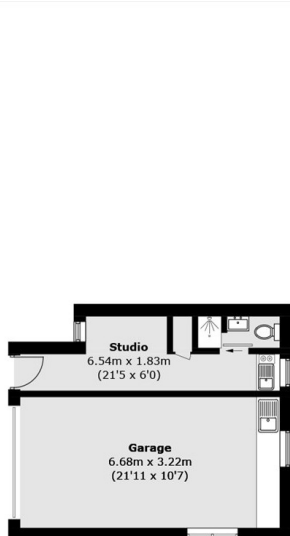
Situated on one of St John's Wood's premier residential roads, the property is moments from the boutiques, cafés, and restaurants of St John's Wood High Street. Regent's Park and Lord's Cricket Ground are both within easy walking distance. Transport link: St John's Wood underground station (Jubilee line).

Features

- Six Bedrooms
- End-Of-Terrace
- Freehold
- Chain Free
- Off Street Parking
- Lift



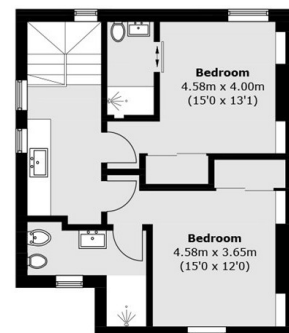
Acacia Road, London, NW8



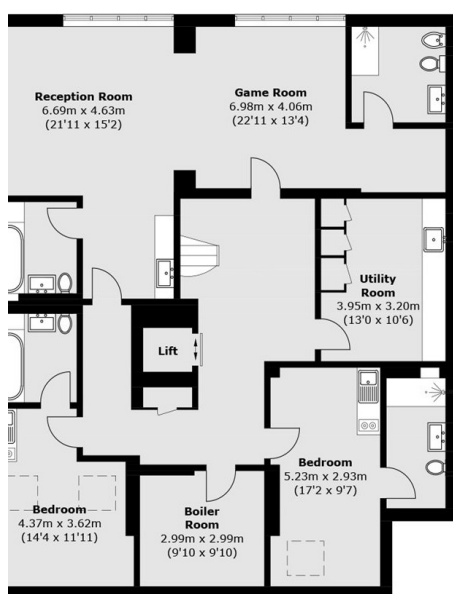
Outbuilding



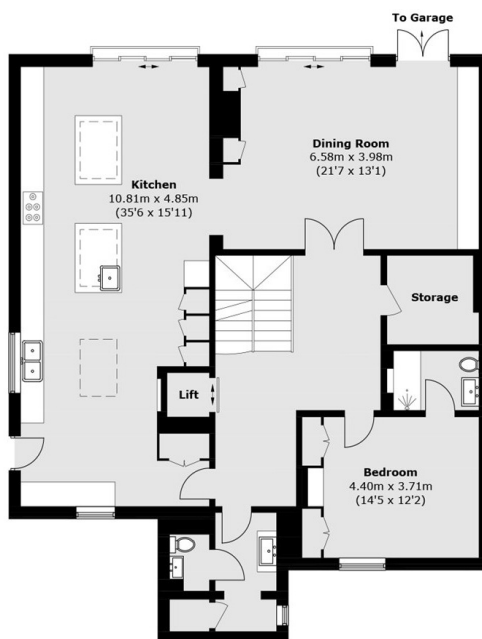
First Floor



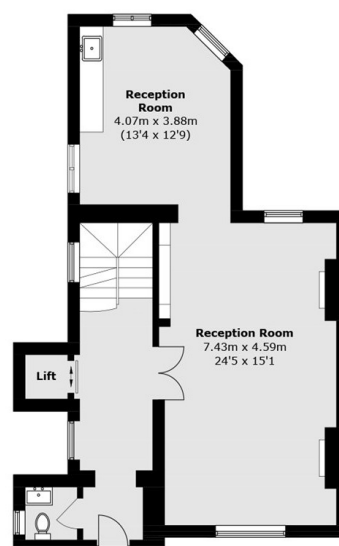
Second Floor



Basement



Lower Ground Floor



Raised Ground Floor

Total area (approx.): 485.5 sq. m (5,225.9 sq. ft)
(Including Lift)

Outbuilding: 33.3 sq. m (358.4 sq. ft)
(Including Garage)

Dexters

Hampstead
56 Heath Street
London
NW3 1DL
Sales
020 7433 0273

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

 **RICS** | Regulated
Estate Agent
and Letting Agent

dexters.co.uk