



Middlefield

, St John's Wood, NW8 6ND

£2,850 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 and is available from mid JUNE 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.



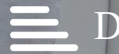
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FLOOR PLAN

Middlefield, St John's Wood, London, NW8





FIRST FLOOR

ROOM DESCRIPTIONS

ENTERED
 all screens level via private entrance.

GROUND FLOOR
 Hallway 14.38m X 2.82m 14'4" X 9'3"
 Reception 17.87m X 3.79m 25'10" X 12'5"
 Conservatory 13.32m X 6.12m 10'11" X 20'1"
 Kitchen 13.57m X 3.55m 11'9" X 11'9"
 WC 12.8m X 2.21m 2'8" X 7'3"
 Garage 14.38m X 2.12m 14'4" X 6'11"

FIRST FLOOR
 Bedroom 01 13.55m X 3.65m 11'9" X 11'12"
 Bedroom 02 12.4m X 3.79m 7'10" X 12'5"
 Bedroom 03 15.54m X 3.65m 18'2" X 11'12"
 Bedroom 04 13.30m X 2.93m 10'10" X 9'7"
 Family Bedroom 13.18m X 2.55m 10'4" X 8'4"
 En-suite Shower/BC 12.12m X 1.95m 8'11" X 6'5"
 14.18m X 4.79m 13'9" X 10'7"

SECOND FLOOR
 Bathroom 13.33m X 2.55m 10'11" X 8'4"
 13.31m X 2.1m 10'10" X 23'4"

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



FIRST FLOOR



SECOND FLOOR

Total open space internal floor area 8289.5 SQ.FT. 1516.21 SQ.M

Illustration for identification purposes only.
 measurements are approximate, not to scale.
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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Score: 57		72

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Score: 49		66

EU Directive 2002/91/EC

England & Wales



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