



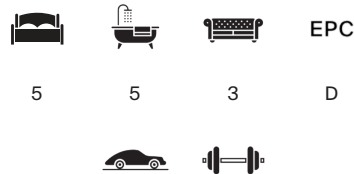
## ACACIA ROAD

St John's Wood, NW8



# A BEAUTIFULLY RENOVATED, DETACHED FIVE-BEDROOM HOME.

An exceptional and rarely available detached residence extending to approximately 3,531 sq ft, arranged thoughtfully over just three floors and positioned on the highly sought-after east side of St John's Wood.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Freehold

Guide Price: £10,950,000



This impressive home has been comprehensively renovated throughout by the current owner, resulting in a beautifully presented property that seamlessly blends generous proportions with contemporary design and high-quality finishes.

The accommodation is both spacious and versatile, comprising five well-appointed bedrooms and five bath/shower rooms, offering flexibility for both family living and guest accommodation. The living space is equally impressive, with three elegant reception rooms, including a dedicated gym, providing an ideal balance of formal entertaining areas and more relaxed, functional spaces. At the heart of the home lies a superb open-plan kitchen and dining area, complemented by a separate utility room, all designed with modern living in mind.





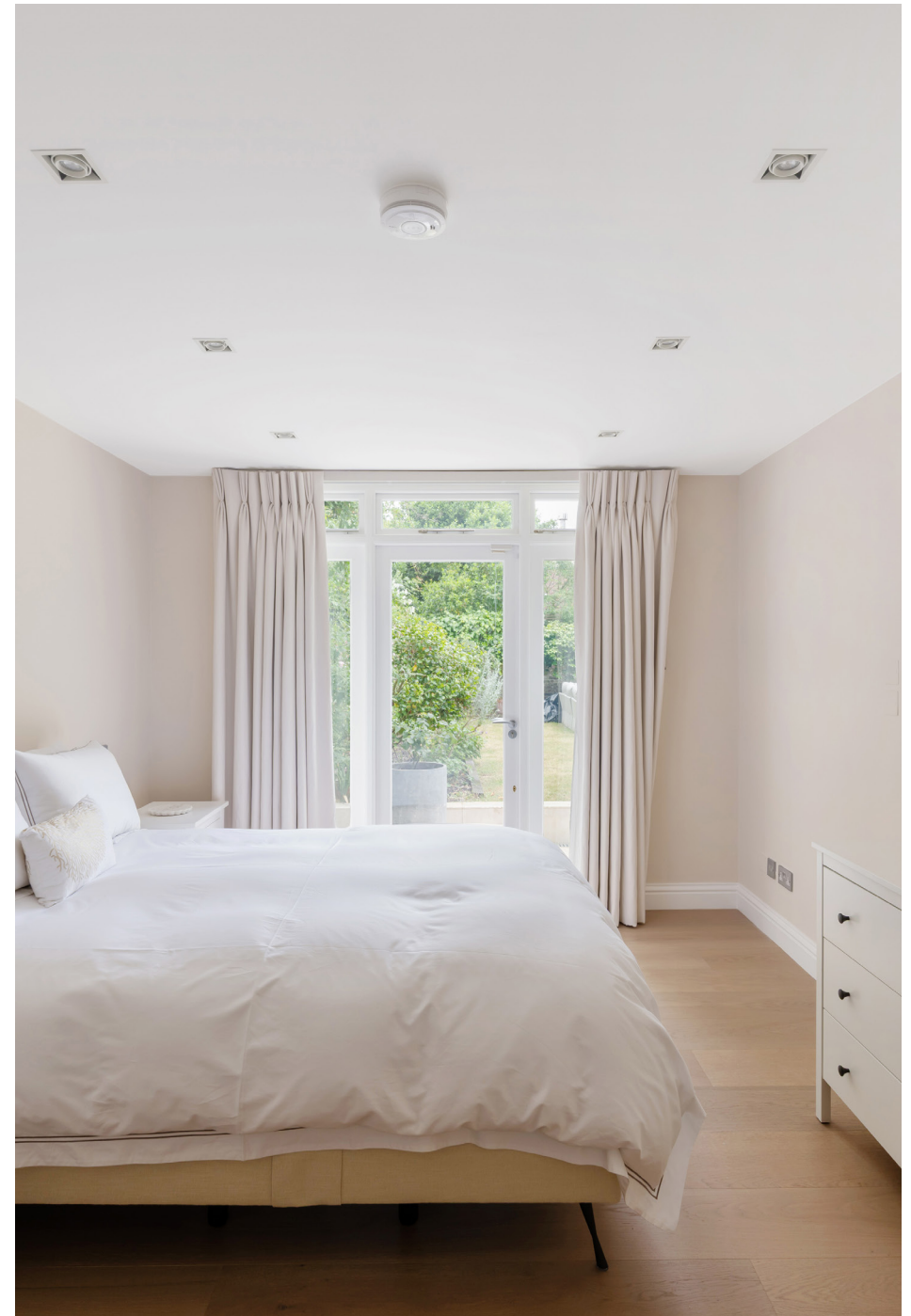


Further benefits include two off-street parking spaces, a valuable feature in this prime London location, as well as a beautifully maintained south-facing rear garden and terrace, perfect for outdoor dining and entertaining.



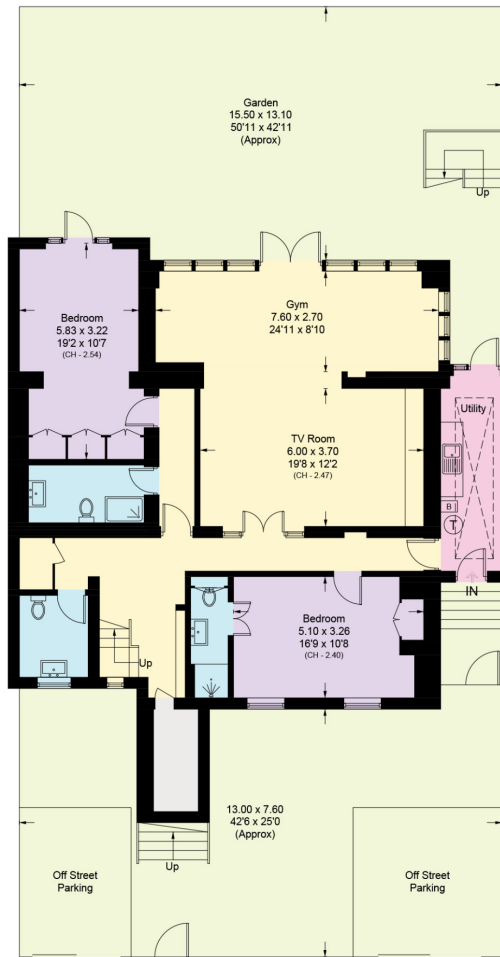
## LOCATION

Acacia Road is ideally situated within close proximity to the boutique shops, cafés, and amenities of St John's Wood High Street, offering a vibrant yet village-like atmosphere. The property is also conveniently located near St John's Wood Underground Station (Jubilee Line), providing excellent transport links into the West End, the City, and Canary Wharf. In addition, the expansive green open spaces of Regent's Park and Primrose Hill are nearby, offering a wealth of recreational opportunities right on the doorstep.

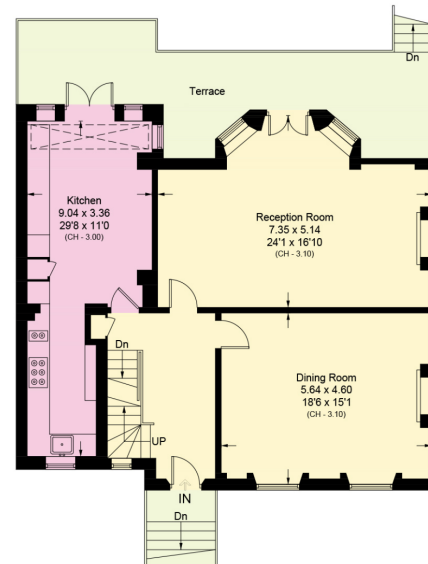




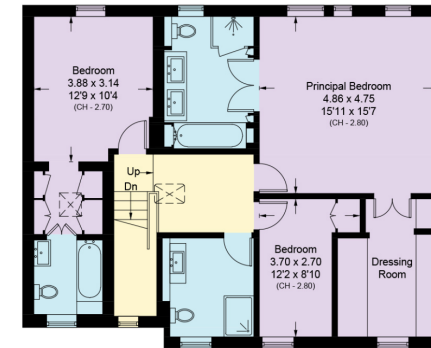




**Lower Ground Floor**  
Approximate Area = 139.8 sq m / 1505 sq ft



**Raised Ground Floor**  
Approximate Area = 97.0 sq m / 1044 sq ft



**First Floor**  
Approximate Area = 91.2 sq m / 982 sq ft

Approximate Gross Internal Area = 328 sq m / 3,531 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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