



Hill Road, St John's Wood
London NW8 9QG
Asking price £4,500,000 Freehold

IAN GREEN

RESIDENTIAL

Nestled on the west side of St John's Wood, this charming pre-war house on Hill Road (2,879 sq. ft / 267 sq. m) offers a delightful blend of period features and modern family accommodation.

As you enter on raised ground floor, you're greeted by an impressive double reception room leading into a drawing room overlooking the garden. On this level there is also a separate study and guest W/C. The heart of the home is undoubtedly the spacious kitchen/breakfast room leading into a cosy family area boasting a magnificent stone fire-place and leading out directly onto a 51 ft rear garden.

The first floor features two bedrooms and two bathrooms (one en-suite) and the second floor provides an additional three bedrooms and one shower room.

The property includes secure off-street parking behind electrically operated gates, a rare find in such a sought-after location and is ideally positioned to enjoy the vibrant community of St John's Wood.





MISREPRESENTATION ACT 1967 Ian Green Residential for themselves and for the vendors and lessors of the above property(ies), whose agents they are, give notice that:- (1) These particulars are intended only as a guide to prospective purchasers or lessors to enable them to decide whether to make further enquiries with a view to taking up negotiations. They do not constitute, nor constitute any part of an offer or contract. (2) All statements contained on these particulars as to this (these) property (ies) are made without responsibility on the part of Ian Green Residential or the vendors or the lessors. (3) None of the statements contained in these particulars as to this (these) property (ies) are to be relied upon as statements or representations of fact, nor should they be relied upon for any purpose whatever. Accordingly, neither their accuracy nor the continued availability of the property (ies) is in any way guaranteed and they are furnished on the express understanding that neither Ian Green Residential nor the vendor or lessor are to be or become under any liability or claim in respect of their contents. (4) The vendor or lessor does not hereby make or give nor do Ian Green Residential have any authority to make or give any representation or warranty whatsoever as regards to the property (ies) or otherwise. (5) Any intended purchaser or tenants must satisfy themselves by inspection or otherwise as to the correctness or each of the statements contained in these particulars. (6) In the event of the agents supplying any further information or expressing any opinion to a prospective purchaser or lessor whether oral or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.

28 De Walden House, Allitsen Road, London, NW8 7BA
 Tel: +44 (0)207 586 1000
 ian@iangreenresidential.com
 www.iangreenresidential.com



