



Greville Road | St Johns Wood | London | NW6

Asking Price - Asking price £1,200,000

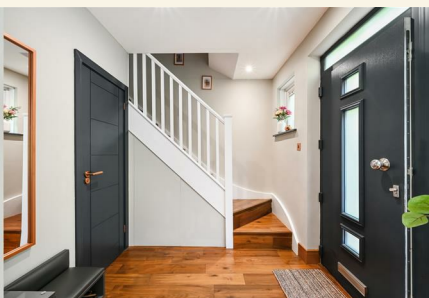


- Three Bedrooms
- Two Bathrooms
- Separate W/C
- Large Loft Space
- Private Patio
- Freehold
- Private Gated Development

Situated within an exclusive private gated development on the sought after Greville Road in St John's Wood, this recently fully refurbished freehold three bedroom, two bathroom house offers stylish and versatile living accommodation arranged over two floors only, extending to approximately 915 sq ft / 85.01 sq m.

Finished to an excellent standard throughout, the property benefits from attractive wooden flooring, well proportioned rooms, excellent built in storage throughout and an abundance of natural light, creating a bright and welcoming atmosphere. The spacious open plan reception and kitchen area provides an ideal setting for both everyday living and entertaining, with the contemporary kitchen thoughtfully designed with ample storage and workspace. Double doors lead directly onto a private patio, offering an excellent space for al fresco dining and relaxation.





The principal bedroom is complemented by an en-suite bathroom, with two further bedrooms served by a contemporary family bathroom. In addition, the property benefits from a separate guest W/C, adding further convenience for residents and visitors alike.

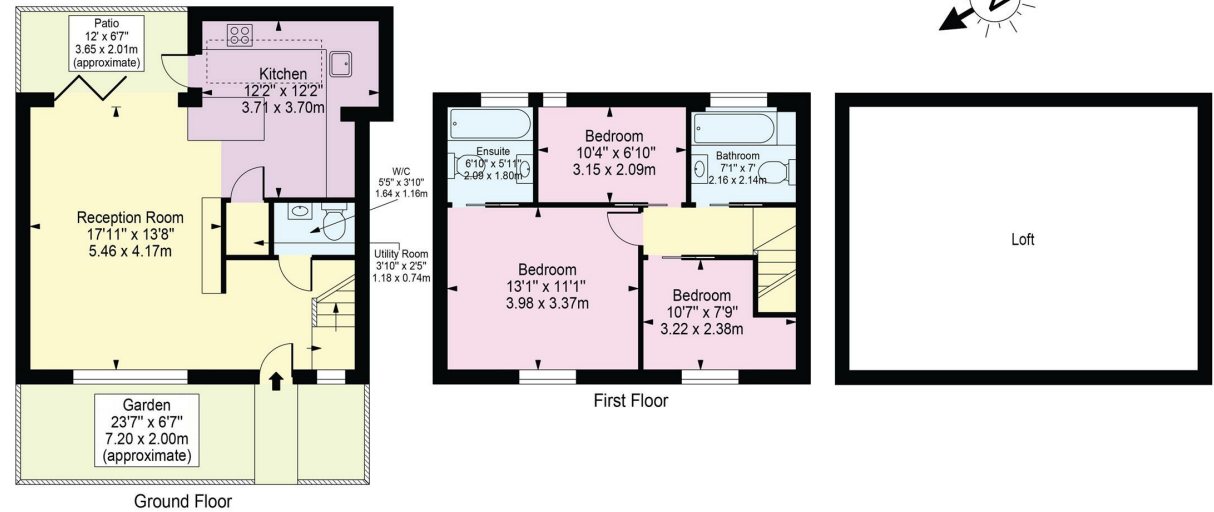
Greville Road enjoys an enviable location with outstanding transport connections. Kilburn Underground Station (Jubilee Line) is within easy walking distance, providing direct access to Bond Street, Westminster and Canary Wharf, while South Hampstead Overground Station offers convenient links across London. Finchley Road Station (Jubilee and Metropolitan Lines) is also nearby, giving residents access to fast connections into the West End, the City and beyond.

Greville Road enjoys an enviable position on the borders of St John's Wood, Maida Vale and South Hampstead, placing residents within easy reach of some of North West London's most desirable neighbourhoods.



Greville Road

Approx. Gross Internal Area
85.01 sq m / 915 sq ft
(Excluding loft)



For Illustration Purposes Only
This Floor Plan Should Be Used As A General Outline For Guidance Only And Does Not Constitute In Whole Or In Part An Offer Or Contract.
Any Intending Purchaser Or Lessee Should Satisfy Themselves By Inspection, Searches, Enquiries And Full Survey As To The Correctness Of Each Statement.
Any Areas, Measurements Or Distances Quoted Are Approximate And Should Not Be Used To Value A Property Or Be The Basis Of Any Sale Or Let.

Council Tax Band E EPC Rating D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			79
(55-68) D		60	
(39-54) E			
(14-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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