



# NORFOLK ROAD

ST JOHN'S WOOD LONDON NW8



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A RARE OPPORTUNITY TO ACQUIRE AN ELEGANT LOW BUILT NON BASEMENT FAMILY RESIDENCE SET WITHIN EXQUISITE GROUNDS LOCATED ON A TRANQUIL CORNER PLOT ON THE HIGHLY DESIRABLE EAST SIDE OF ST JOHN'S WOOD.











The house benefits from a comprehensive refurbishment project undertaken in 2016 by a renowned english interior designer.

The property occupies a large corner plot fronting Norfolk Road and Woronzow Road and further benefits from secure gated off-street parking 2/3 cars.

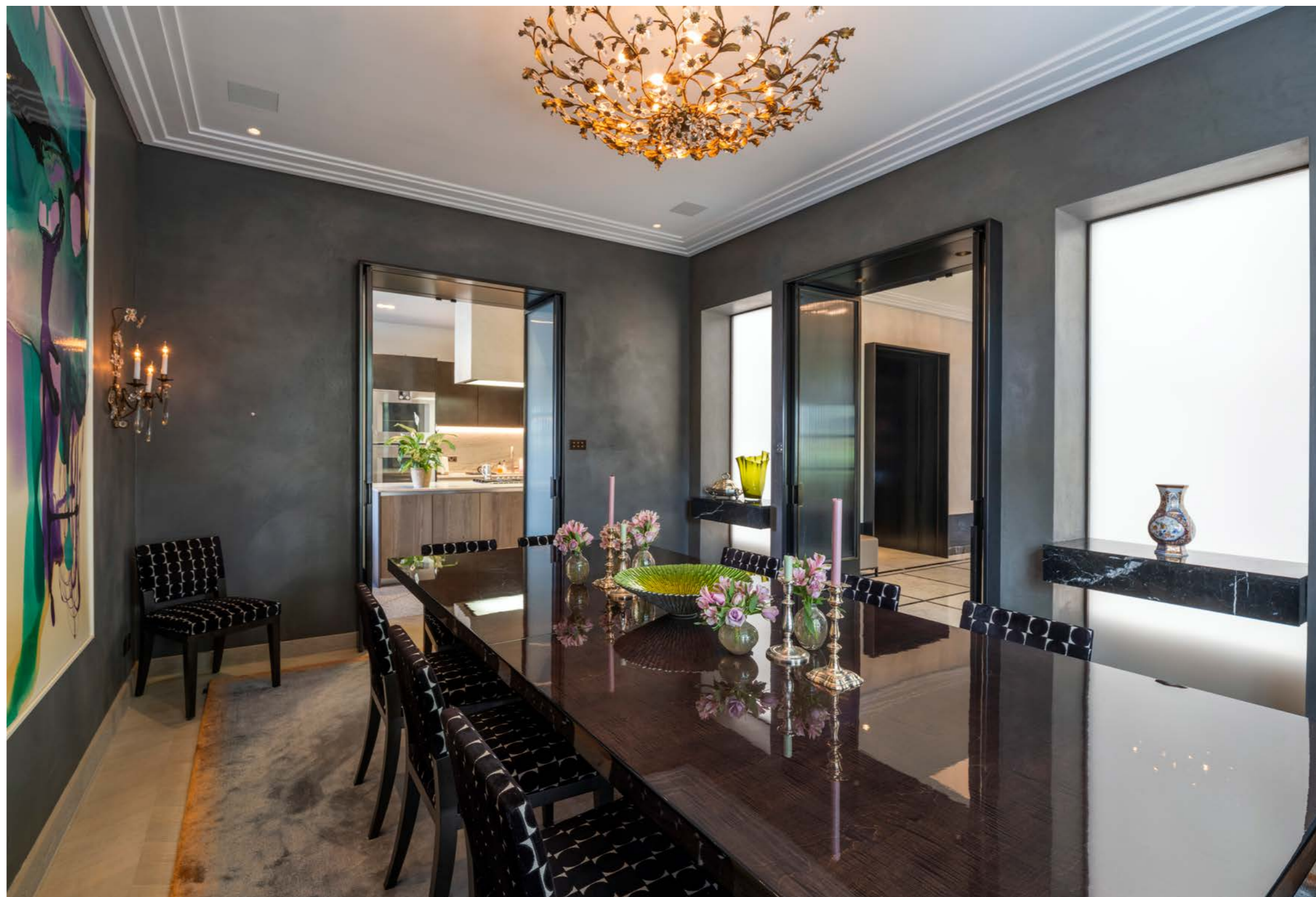


The house is designed to provide up to 4 bedrooms but is presently arranged with 3 bedrooms and separate staff accommodation/bedroom 4.

Galleried reception hall with a drawing room intercommunicating with study is located to the back of the house overlooking the large rear garden.

Dining room which can comfortably accommodate up to 12-14 guests with adjoining kitchen/breakfast room and utility room which can both be independently approached via a secondary entrance located adjacent to the secure off-street parking.

The first floor features a dramatic galleried landing overlooking the reception hall, principal bedroom suite with twin walk-in dressing rooms and a large en-suite bathroom, 2 further bedrooms and a large family bathroom.







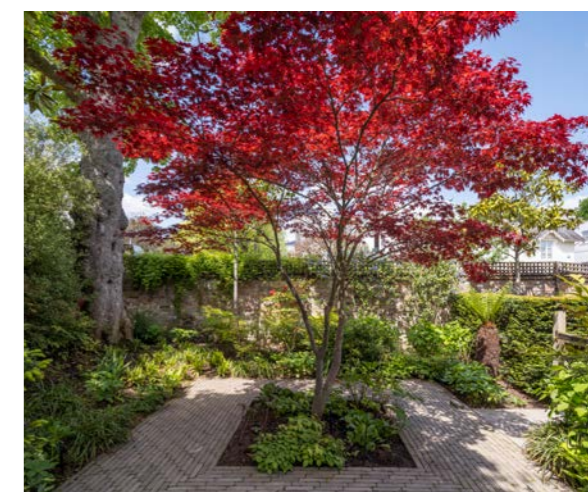












The house features wonderful beautifully stocked gardens to three sides of the property including a stunning south west facing principal lawn all discreetly set behind a high perimeter wall.



## ACCOMMODATION

- Principal Bedroom with 2 Dressing Rooms & En-Suite Bathroom incorporating Large walk-in Shower
- 2 Further Bedrooms, 1 with En-Suite Dressing Area
- Self Contained Staff accommodation/ Bedroom 4 with En-Suite Bathroom
- Family Bathroom
- Reception Hall
- Reception Room interconnecting with Study
- Family Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Guest Cloakroom
- Staff Kitchen
- Plant Room

## AMENITIES

- Boffi Kitchen with Gaggenau Appliances
- Air Conditioning in Principal Bedroom
- Underfloor Heating
- Lutron Lighting
- Irrigation & Lighting System throughout the Gardens
- Sophisticated Audio/Visual System
- Comprehensive Security System including Video Entry Phone
- Secure Off-Street Parking for 2/3 Cars







**FIRST FLOOR**  
176.0 sq.m / 1,894 sq.ft  
not including reduced height area  
1.8 sq.m (19 sq.ft)

**APPROXIMATE GROSS INTERNAL AREA**

372.7 sq.mt. / 4,012 sq.ft.

Excluding reduced height - 1.8 sq.m (19 sq.ft.)

This plan is for guidance only and must not be relied upon as a statement of fact.



**GROUND FLOOR**  
196.7 sq.m / 2,117 sq.ft







EPC: E

WESTMINSTER BAND H

FREEHOLD

ASKING PRICE: £15,500,000

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IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.