

ASTON CHASE



ACACIA ROAD

St John's Wood, London, NW8

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A wonderfully presented, 5 bedroom, 4 bathroom family home (3107 sq ft / 289 sq mt) arranged over four floors situated on the favourable East side of St John's Wood. The property is well proportioned and has off street parking for two cars and further benefits from a beautiful landscaped rear garden.

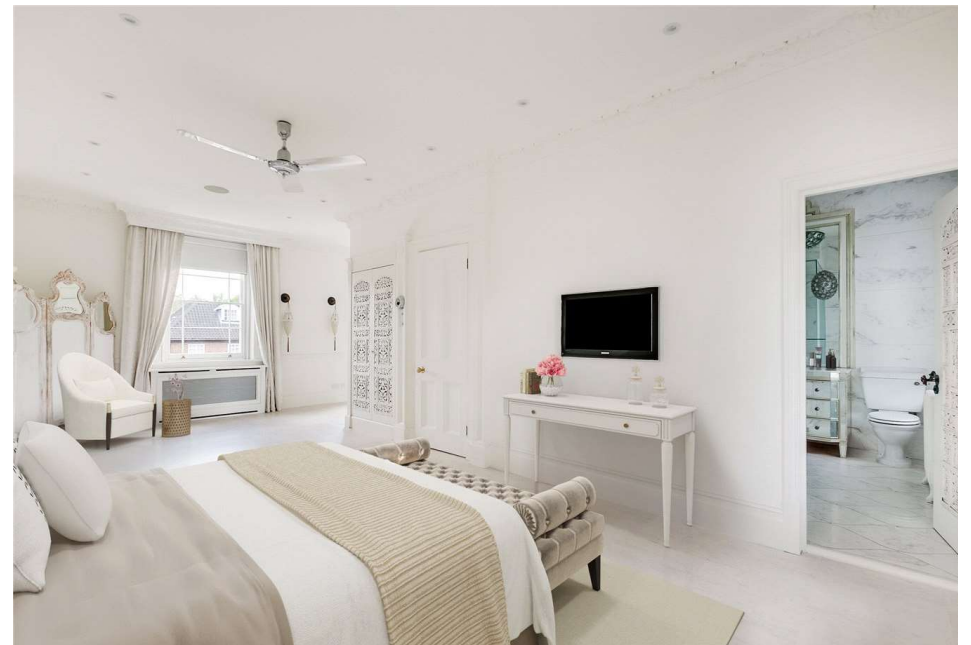
Situated on Acacia Road the house is within easy walking distance of the fashionable shops and amenities of St John's Wood High Street and within close proximity of St John's Wood Underground Station (Jubilee Line) and the open spaces of both Primrose Hill and Regent's Park.

ACCOMMODATION

Principal Bedroom with En-suite Shower and Bath, Three Further Double Bedrooms, Family Bathroom, Shower Room (En-suite), Reception Room, Dining Room, Study, Fully Fitted Kitchen/ Breakfast Room with Conservatory, Utility Room, Guest Cloakroom

AMENITIES

Off- Street Parking for One Car plus Integral Garage, Landscaped Gardens, Sunken Patio, Balcony



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Acacia Road,
St. Johns Wood, NW8
Approximate gross internal area
3,211 sq ft / 298.30 sq m
(Including Store)
Store
30 sq ft / 2.79 sq m



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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astonchase.com



IMPORTANT NOTICE

These particulars are a guide given in good faith and are believed to be correct at the time of printing. Aston Chase give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Aston Chase has authority to make or give any representation or warranty in relation to this property.