



## CHARLBERT STREET

St John's Wood  
London  
NW8

Asking Price  
£4,250,000

Sole Agent

An opportunity to purchase a contemporary (203 sq m/2,188 sq ft) five bedroom semi-detached Townhouse presented in excellent condition throughout.

This deceptively spacious home offers an excellent balance of bright open living spaces, well sized and generously appointed bedrooms, a rear garden, lower floor patio and off street parking for one car.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
[enquiries@astonchase.com](mailto:enquiries@astonchase.com)

[astonchase.com](http://astonchase.com)

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Positioned literally moments from the green open spaces of Regent's Park, Primrose Hill and the various high quality amenities, boutiques of St John's Wood High Street and St John's Wood Underground Station (Jubilee Line).

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Subject To Contract

Sole Agent

Freehold

**COUNCIL TAX: G**

**EPC RATING: C**





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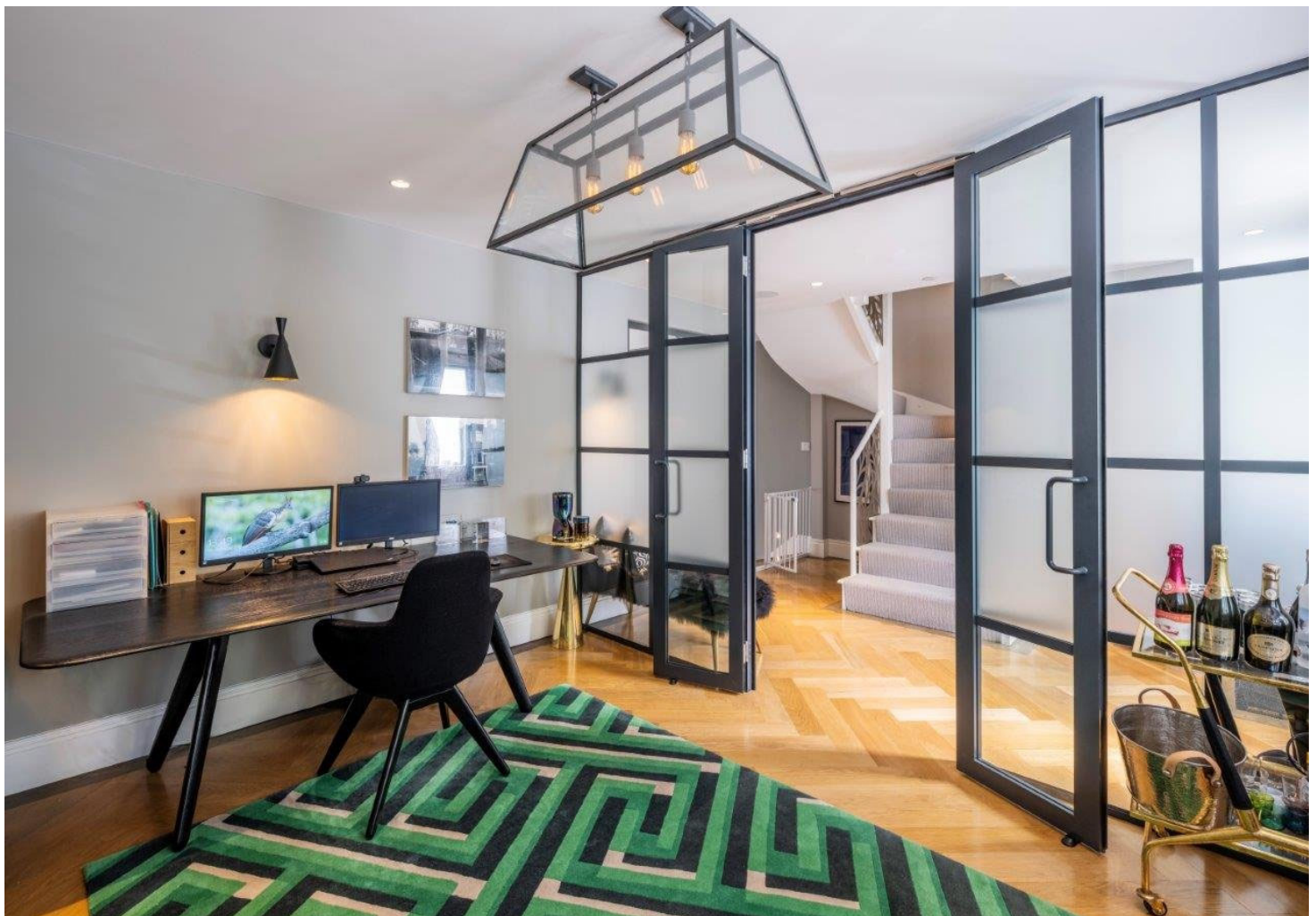
[astonchase.com](http://astonchase.com)

## ACCOMMODATION

- Reception Hall
- Drawing Room
- Study / Family Room
- Open Plan Kitchen Breakfast / Dining Room
- Playroom / Bedroom 5 with En-Suite Shower Room
- Principal Bedroom with En-Suite Bathroom
- Three Further Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Guest Cloakroom

## AMENITIES

- KNX Lighting Control solution with integrated thermostats
- Control 4 Door Entry and Infrastructure
- Control Store Intelligent Heating Control
- Underfloor Heating
- Multi-Room Audio ready with Ceiling Speakers preinstalled



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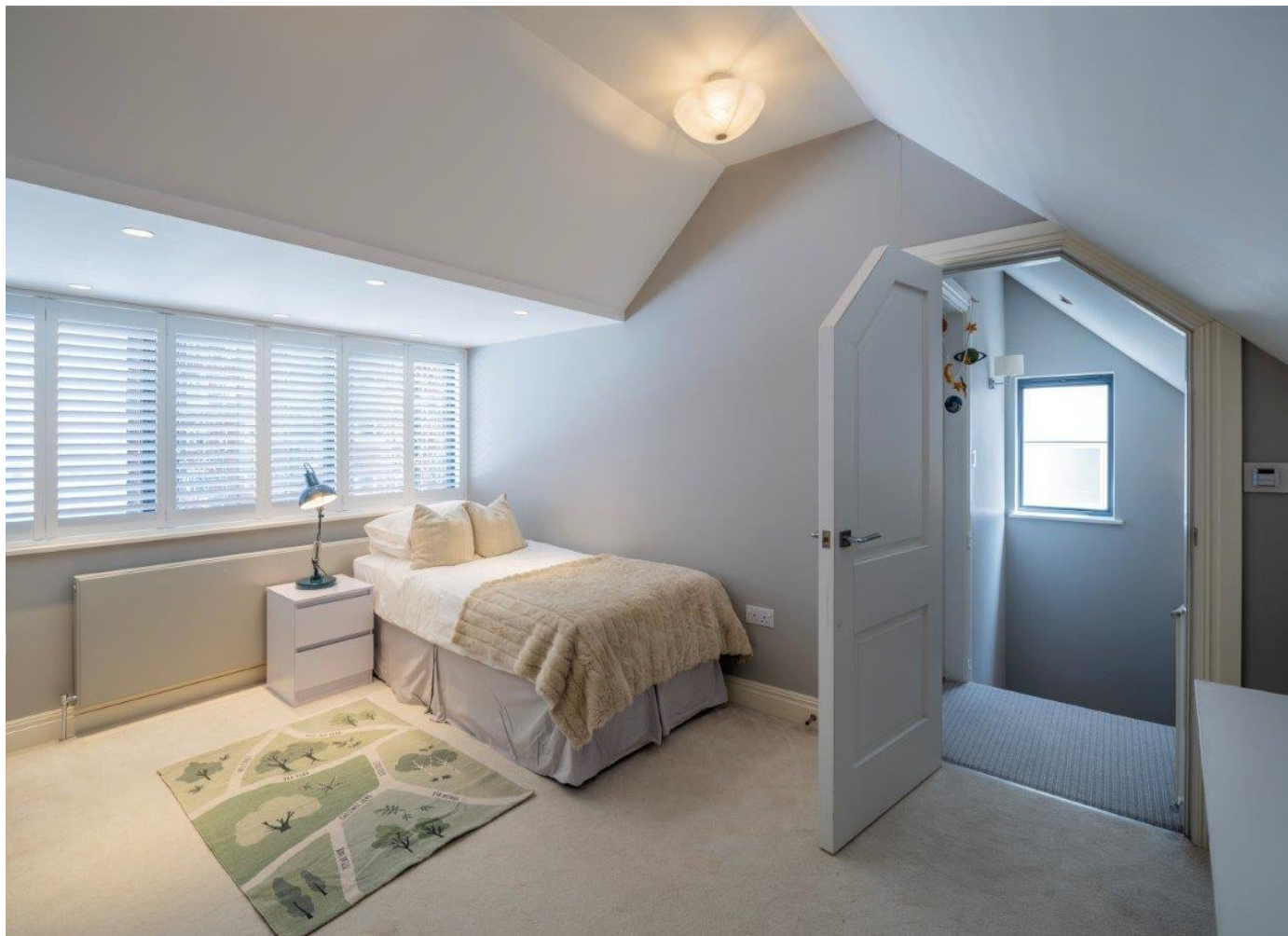
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Charlbert Street,  
St. Johns Wood, NW8

Approximate gross internal area  
2,188 sq ft / 203.27 sq m  
(Including Restricted Height Under 1.5m )  
Restricted Height Under 1.5m  
32 sq ft / 2.97 sq m



Key :  
CH - Ceiling Height



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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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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.