



## DENNING CLOSE

St John's Wood  
London  
NW8

Asking Price  
£3,250,000  
Joint Sole Agent

A rare opportunity to purchase a recently renovated, low built townhouse in a private gated development. The property, located in the heart of St John's Wood, has been beautifully refurbished by the current owners and offer 2,228 sq ft / 207 sq m (GIA) of accommodation, providing 4 bedrooms, 5 bathrooms and large open plan living spaces.

The property further benefits from off-street parking for two cars, two balconies, a study, and a south-facing patio garden.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
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astonchase.com

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London  
NW8

Asking Price  
£3,250,000  
Subject To Contract

Joint Sole Agent

Freehold

Denning Close is discreetly located off Hall Road, within walking distance of St John's Wood High Street with all its fashionable boutique shops, restaurants and nearby to all forms of public transport including St John's Wood Underground Station (Jubilee Line).



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## ACCOMMODATION

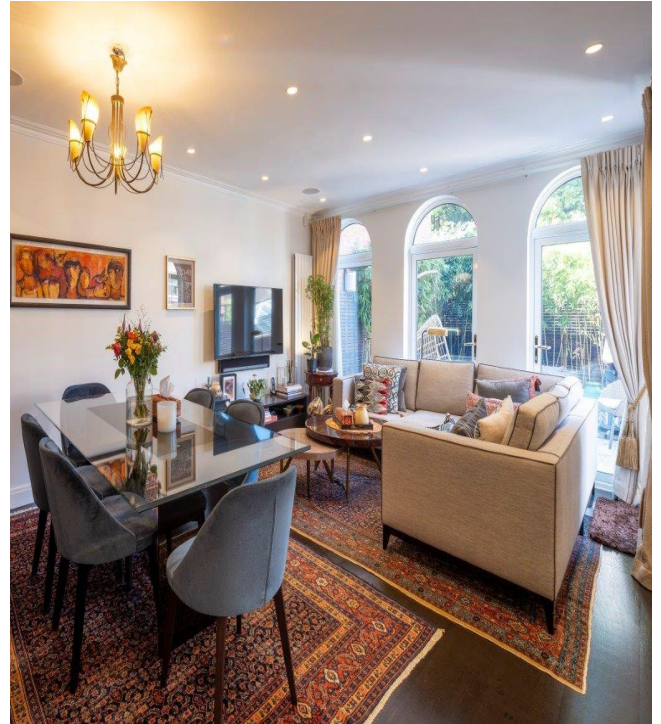
- Principal Bedroom with Dressing Room, en-suite Bathroom and West Facing Balcony
- Three Further Bedrooms (All En-Suite)
- Open Plan Kitchen, Family, Dining Room
- Drawing Room
- Study
- Guest Cloakroom

## AMENITIES

- Off Street parking
- Ample Storage
- West Facing Garden
- Private Gated Development

COUNCIL TAX: H

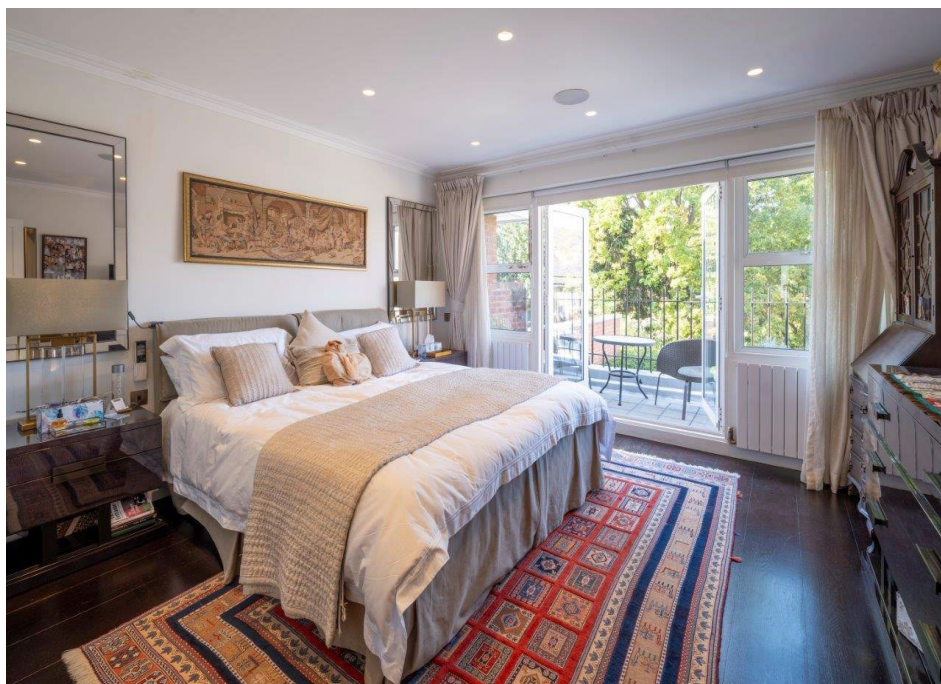
EPC RATING: D



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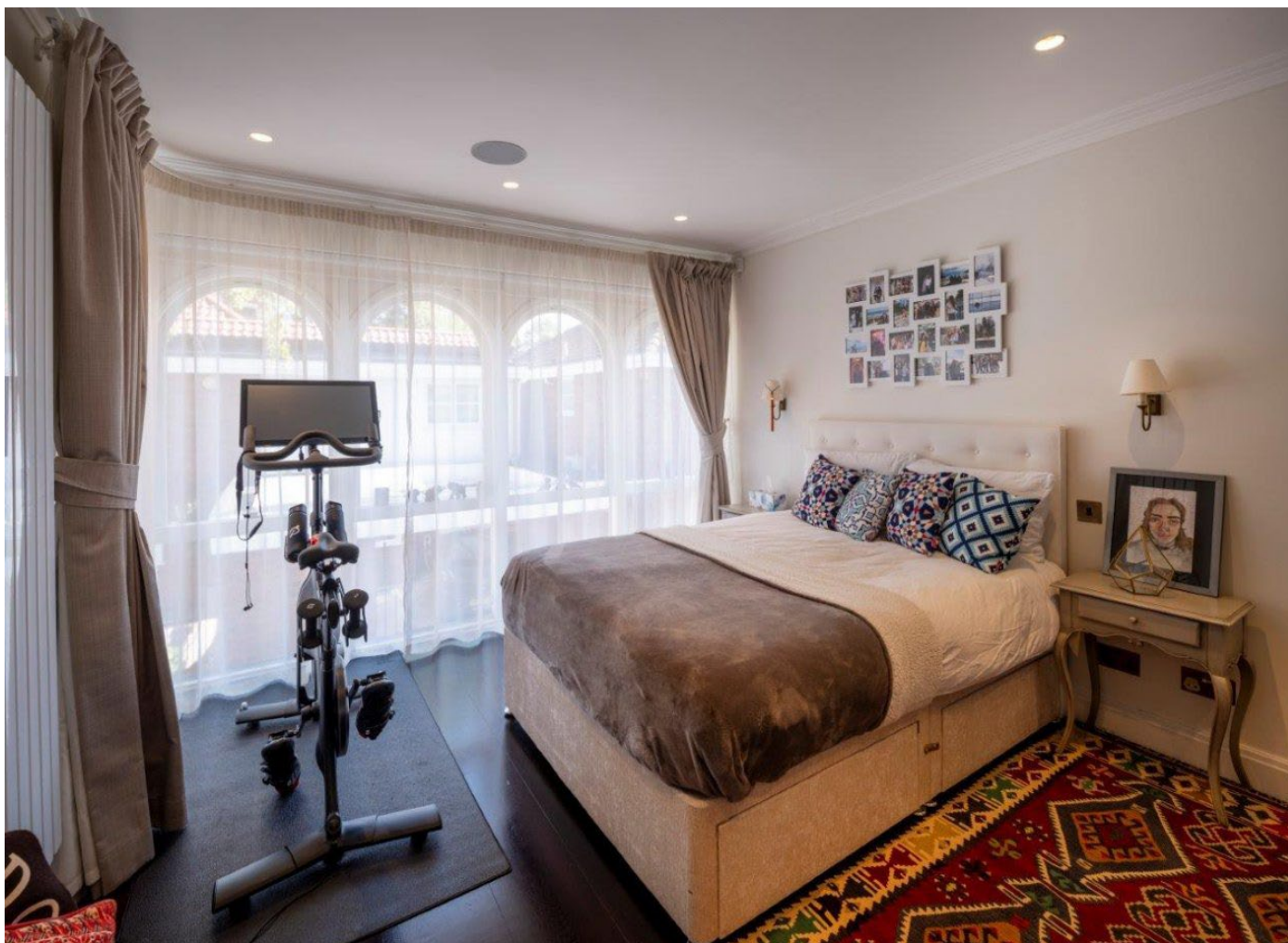
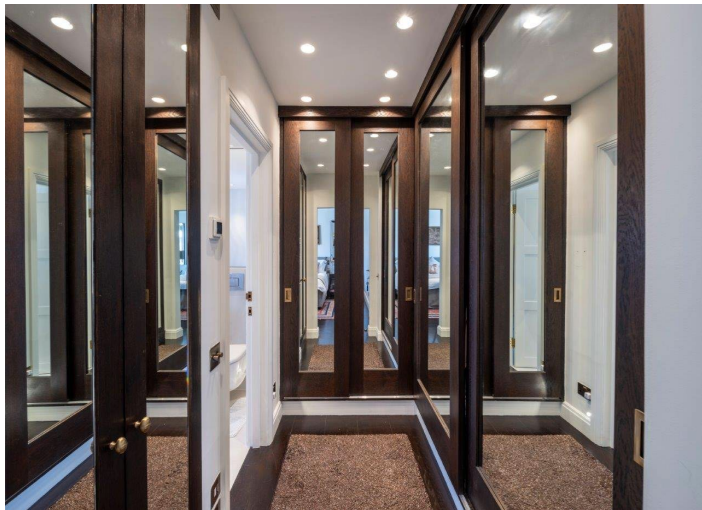
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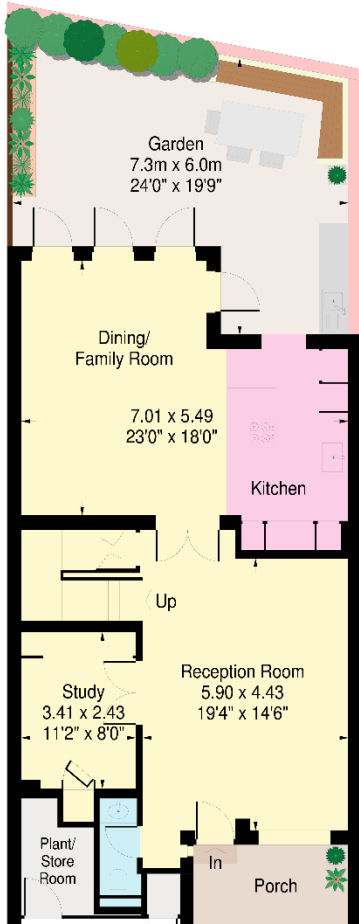
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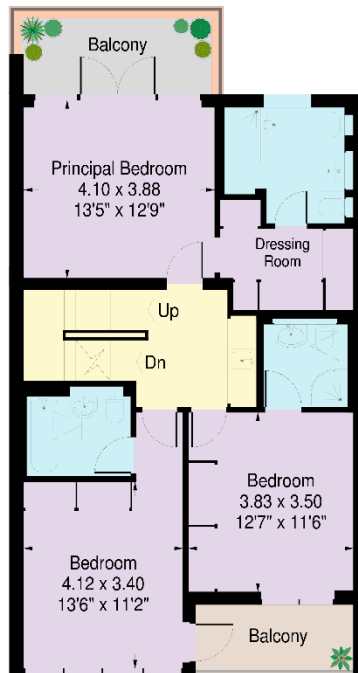


Ground Floor

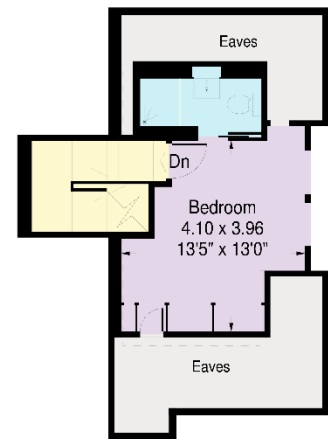
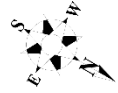
## Denning Close, St Johns Wood, London, NW8

Approximate Gross Internal Area:  
207.0 sq.m. / 2228 sq.ft.  
(Including stores and reduced height eaves area below 1.5m)  
Reduced height area - 18.2 sq.m. / 196 sq.ft.

External areas (Garden, balconies & front porch):  
53.7 sq.m. / 578 sq.ft.



First Floor



Second Floor

[www.ProplanUK.co.uk](http://www.ProplanUK.co.uk)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.