



## **SPRINGFIELD ROAD**

St John's Wood  
London  
NW8

Asking Price  
£4,250,000

Joint Sole Agent

A well presented 4 bedroom semi-detached period house (2,518 sq ft/ 233 sq m) located on this popular tree-lined road. The house features a 26' kitchen/family room that leads into a conservatory that has direct access to the garden. Other benefits include 2 reception rooms on the raised ground floor and off-street parking for 1 car.



# ASTON CHASE

67-71 Park Road  
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[astonchase.com](http://astonchase.com)

## SPRINGFIELD ROAD

St John's Wood  
London  
NW8

Springfield Road is located on the West side of St John's Wood and is within walking distance of The American School in London and within close proximity to St John's Wood High Street and Underground Station (Jubilee Line).

Asking Price  
£4,250,000  
Subject To Contract

Joint Sole Agent

Freehold





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## ACCOMMODATION

- Entrance Hall, Guest Cloakroom
- Double Aspect Reception Room
- Study/Family Room
- Kitchen/Dining Area
- Conservatory
- Master Bedroom With En-Suite Bathroom
- 3 Further Bedrooms
- 2 Family Bathrooms (1 En-Suite)
- Utility Room

## AMENITIES

- Central Heating, Entry Phone
- Front And Rear Gardens
- Off Street Parking For 1 Car
- Residents Parking
- Within Easy Reach Of St Johns Wood Tube Station (Jubilee Line) And Local Bus Stops

**COUNCIL TAX: H**

**EPC RATING: D**

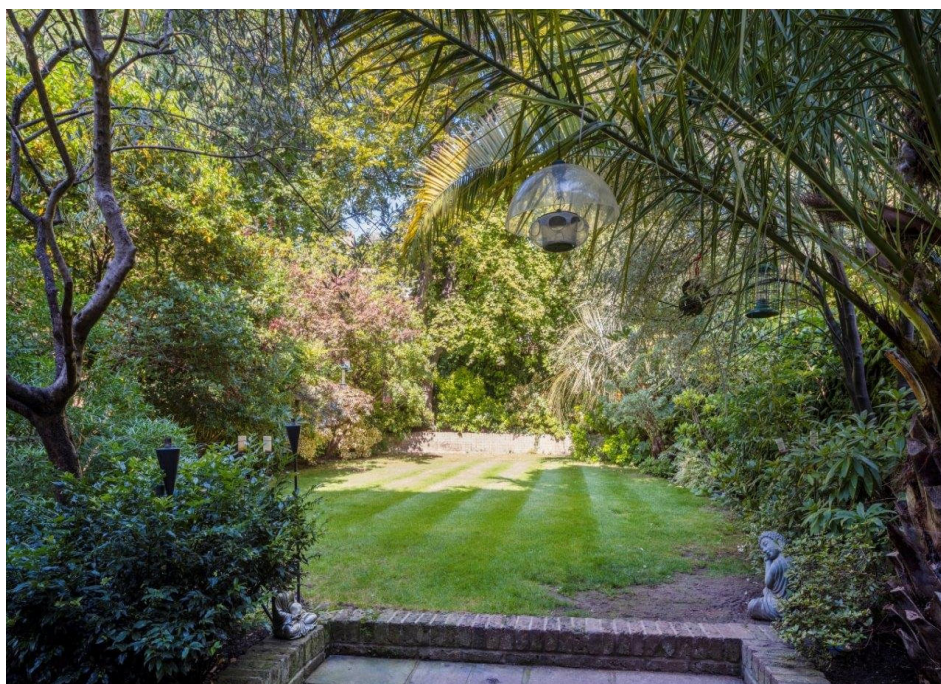
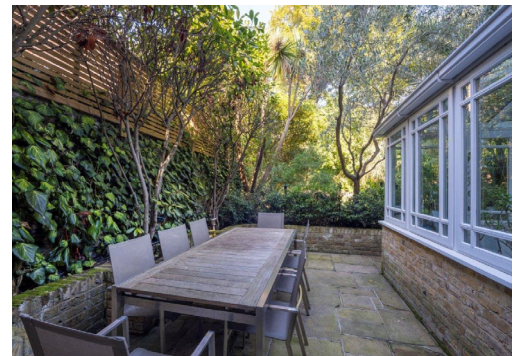
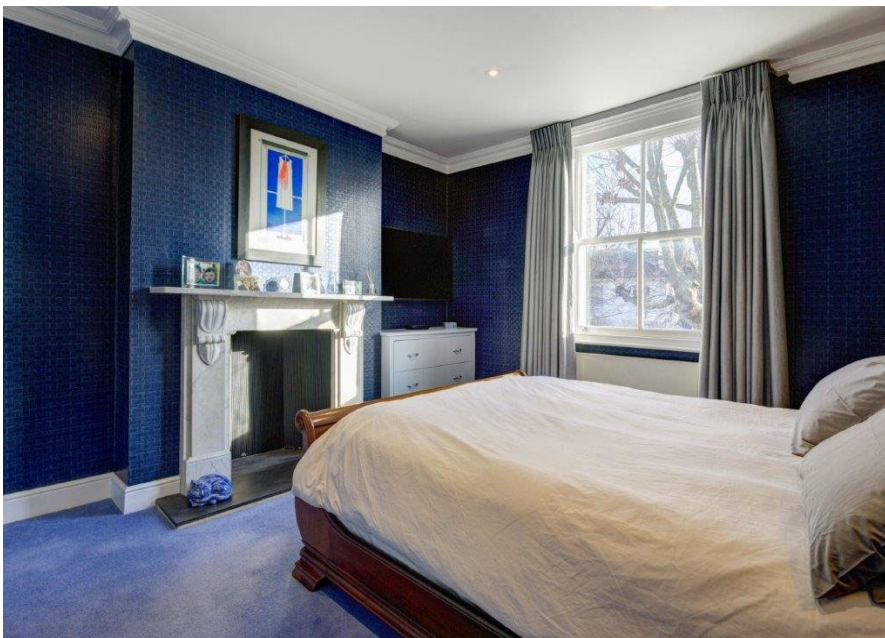




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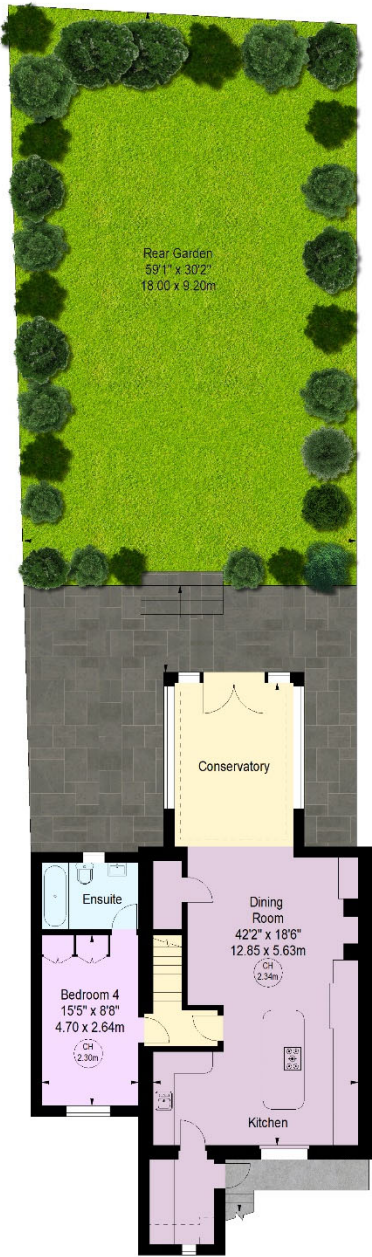




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Springfield Road,  
St John's Wood, NW8

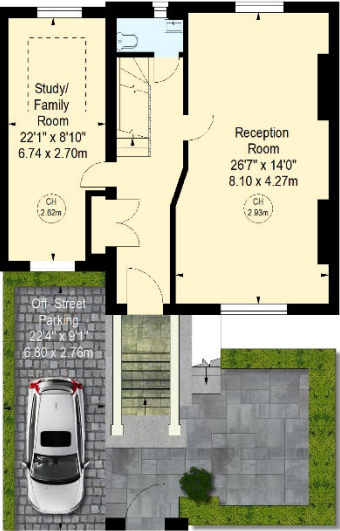
Approximate gross internal area  
2518 sq ft / 233.92 sq m  
(Including Restricted Height Under 1.5m )  
Restricted Height Under 1.5m  
164 sq ft / 15.24 sq m



Rear Garden  
59'1" x 30'2"  
18.00 x 9.20m

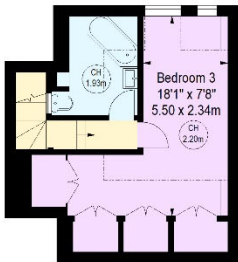
Conservatory

Lower Ground Floor

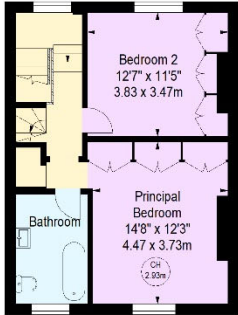


Key :  
CH - Ceiling Height

Ground Floor



Second Floor



First Floor

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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	82
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.