



SPRINGFIELD ROAD

St John's Wood
London
NW8

Asking Price
£5,250,000

Joint Sole Agent

On the market for the first time in 43 years, a beautifully presented four/five bedroom contemporary low built house 234 sq m/2,515 sq ft, located on one of St John's Wood's most popular tree lined roads.

The property which is primarily arranged over two floors, has been meticulously refurbished throughout to an extremely high standard and comprises two reception rooms, a luxury fitted kitchen, a south-east facing rear garden and off-street parking for two/ three cars. The house also benefits from a new garden studio room which provides an additional 200 sq ft of accommodation.

ASTON CHASE

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

astonchase.com

SPRINGFIELD ROAD

St John's Wood
London
NW8

Springfield Road is located within 0.7 miles of The American School in London and within 1 mile of St John's Wood High Street with its multiple shops and transport facilities. The open spaces of Regent's Park and Primrose Hill are 1.1 miles away.

Asking Price
£5,250,000
Subject To Contract

Joint Sole Agent

Freehold



ASTON CHASE

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

astonchase.com

ACCOMMODATION

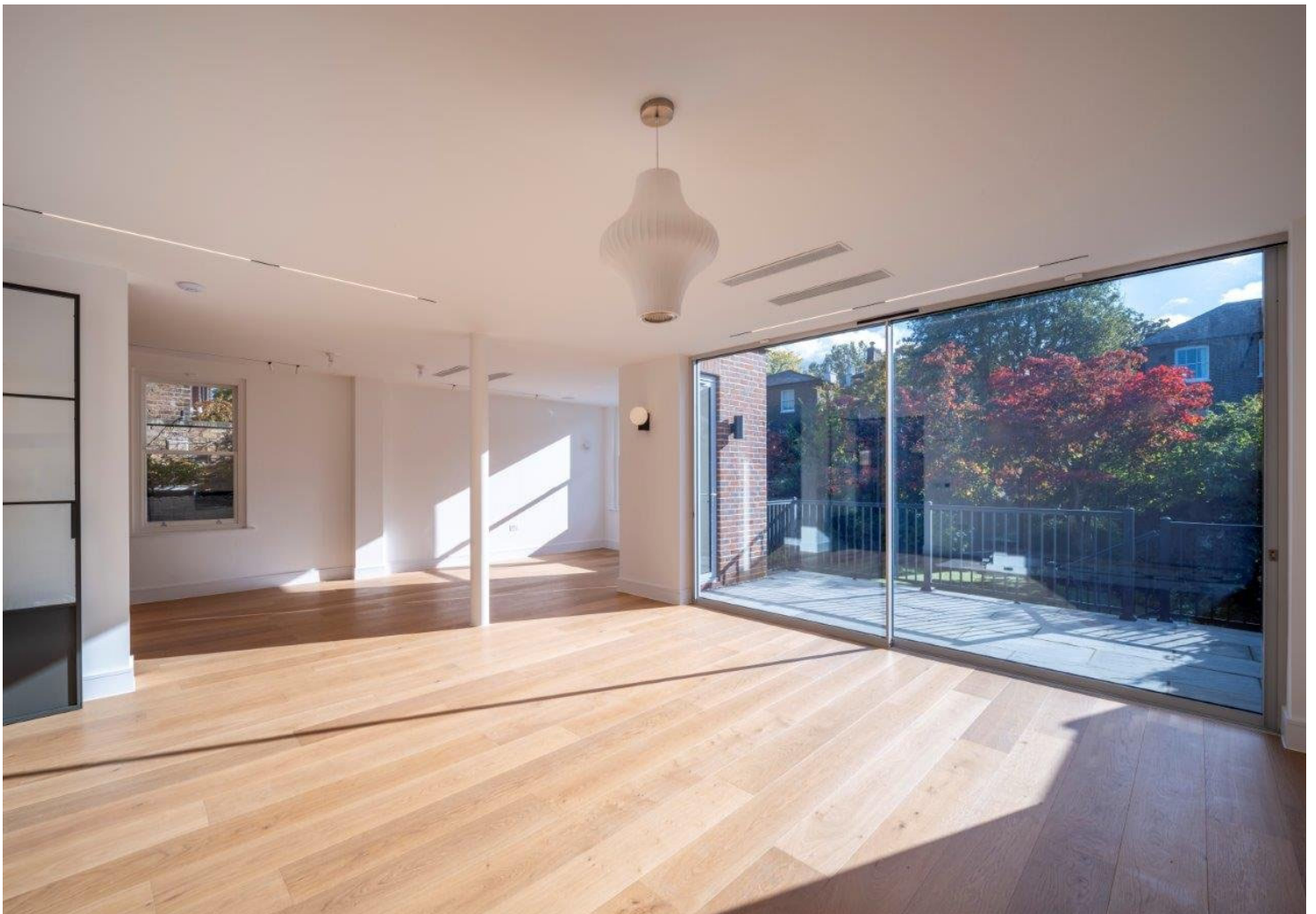
- Principal Bedroom Suite With Walk-In Wardrobe & Bathroom
- Three Further Bedrooms All With En Suites
- Rotouknt Kitchen with Gaggenau & Miele Appliances

AMENITIES

- Bespoke Joinery to All Bedrooms
- CCTV At Front, Side & Back
- Sonos Speakers
- Gas Central Heating
- Flos Lighting System
- Rear Garden With Separate Garden Room
- Parking For Three Cars
- Partial Air Conditioning
- Balcony
- Freehold

COUNCIL TAX: H

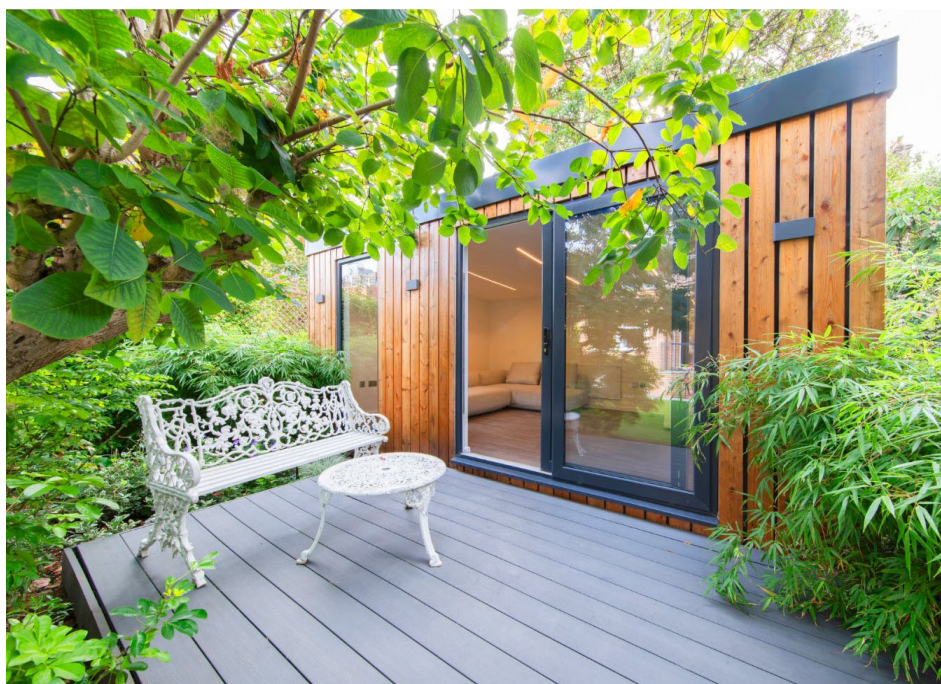
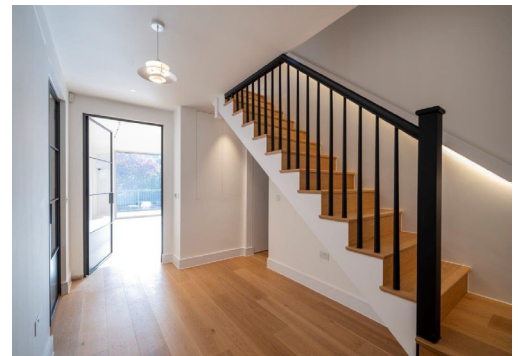
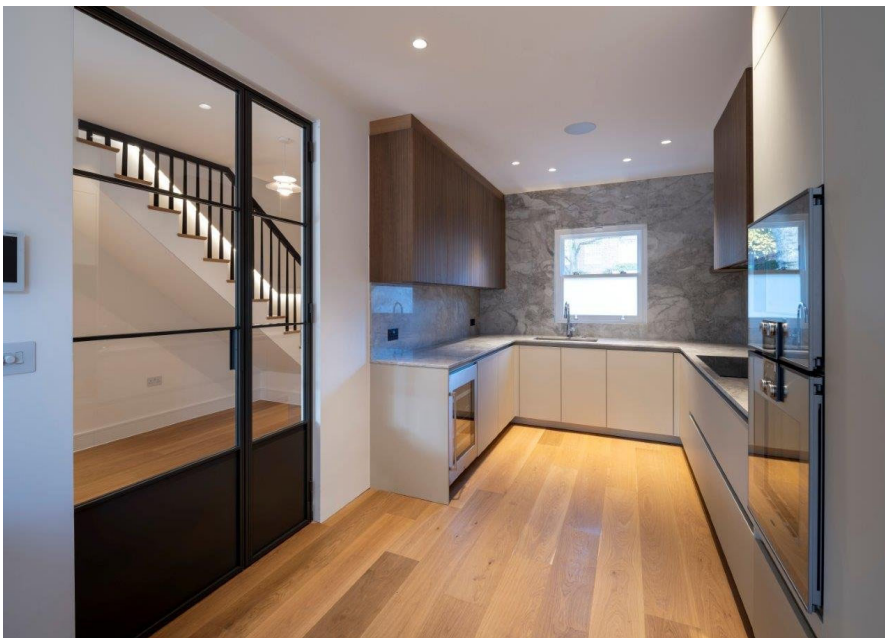
EPC RATING: D



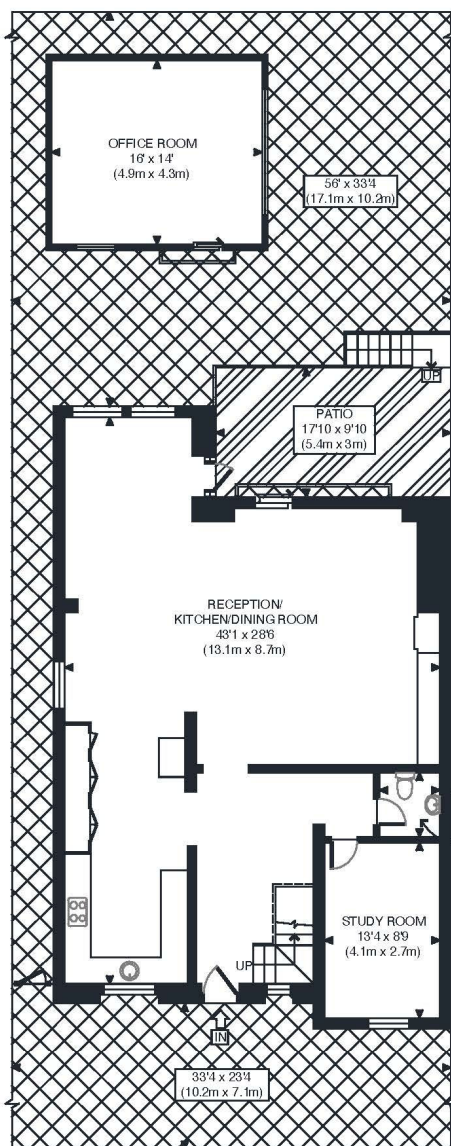
ASTON CHASE

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

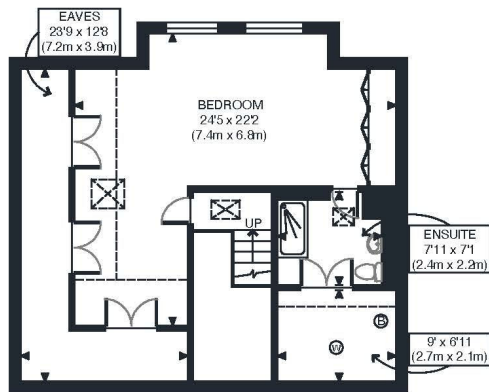
astonchase.com



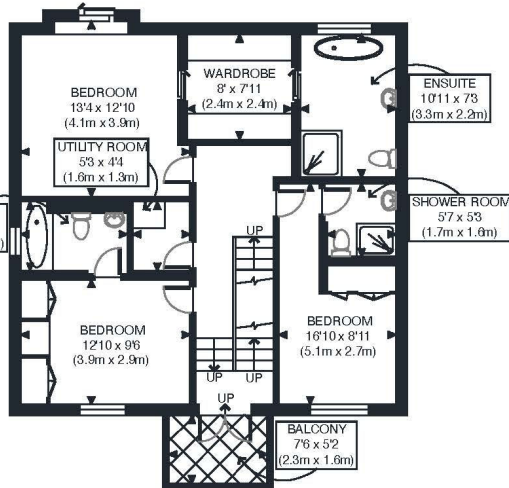
ASTON CHASE



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1129 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 714 SQ FT
FLOOR AREA WITHOUT EAVES 578 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 608 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES AND OUTHOUSE 2875 SQ FT / 267 SQM	9A Springfield Road London NW8 0QJ
APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE WITHOUT EAVES 2739 SQ FT / 254 SQM	date: 16/03/23
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES AND OUTHOUSE 2515 SQ FT / 234 SQM	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

astonchase.com



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.