



HALL ROAD

St John's Wood
London
NW8

Guide Price
£3,950,000

Joint Sole Agent

A wonderful opportunity to acquire a beautifully appointed, light and spacious apartment (237sq m/2560sq ft), formally the studio of the Pre-Raphaelite artist John William Waterhouse. Having been completely refurbished by the current owners to create a well-planned and contemporary home, the apartment further benefits from a sensational double volume reception room, its own private entrance and a lovely terrace leading on to a private garden.

ASTON CHASE

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

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Subject To Contract

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Leasehold 168 Years

Service Charge: £4,000 P/A
Ground Rent: Peppercorn

Hall Road is superbly located equidistant between the amenities of both St John's Wood High Street and Clifton Road, Little Venice. Additionally the open spaces of both the Paddington Recreation Ground and Regents Park are within close proximity, as are both Maida Vale (Bakerloo Line) and St John's Wood (Jubilee Line) Underground Stations.

COUNCIL TAX:H
EPC RATING:D



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ACCOMMODATION

- Principal Bedroom with Dressing Room & En-Suite Bathroom
- 3 Further Bedrooms
- Shower Room (En-Suite)
- Family Bathroom
- Double Height Reception Room Incorporating Dining Area
- Mezzanine Reception Room
- Fully Fitted Kitchen
- Utility Room
- Guest Cloakroom

AMENITIES

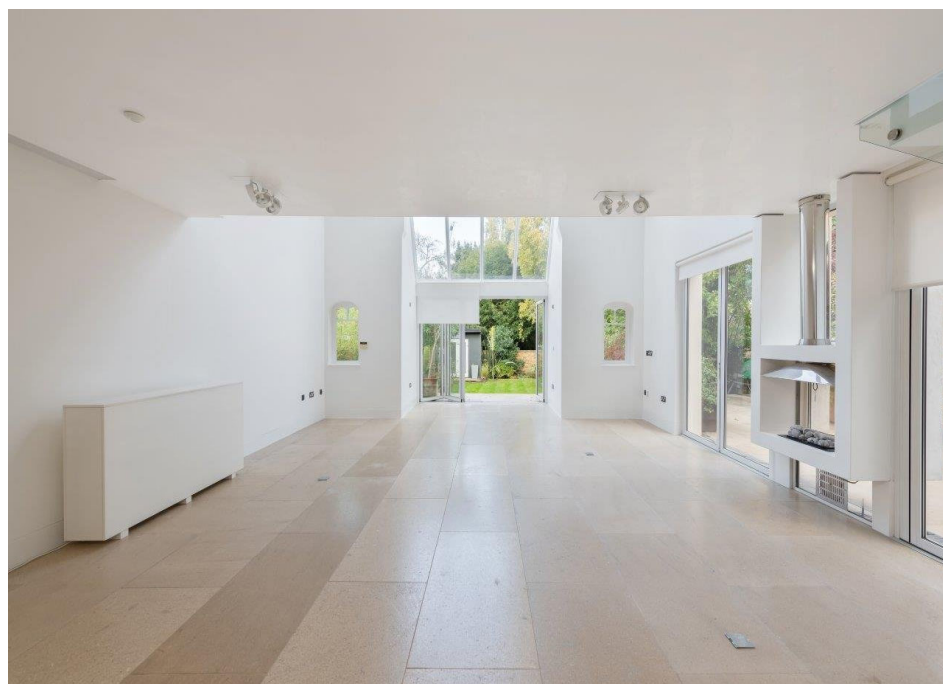
- Private Entrance
- Private rear Terrace Leading on to Landscaped Garden
- Video Entry Phone
- Under Floor Heating
- Air Conditioning
- Air Extraction and Filtered Air Replacement System
- Pre-Programmed Lighting System
- Nikko Audio Visual Home Control System



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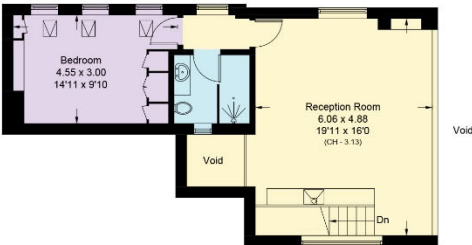
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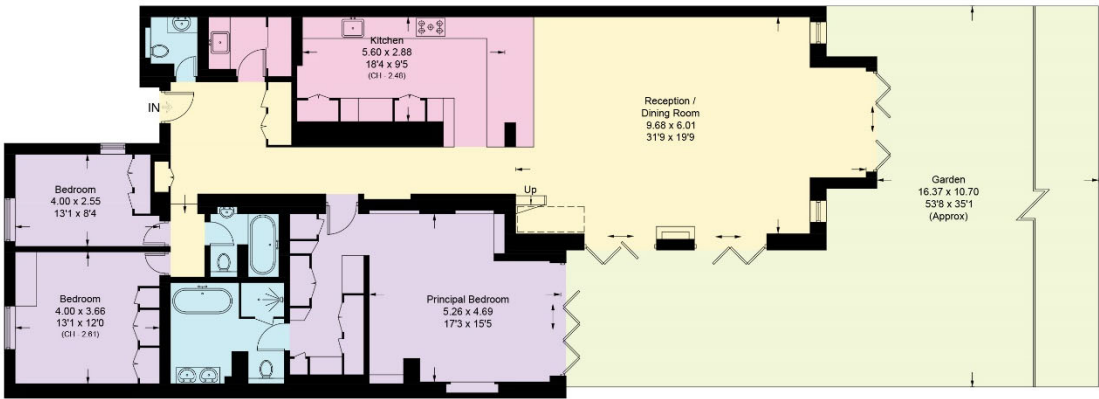
Hall Road, NW8

Approximate Area = 235.4 sq m / 2534 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)



First Floor

Approximate Area = 49.9 sq m / 537 sq ft
(Excluding Void)



Ground Floor

Approximate Area = 185.5 sq m / 1997 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
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		
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.