



## ORDNANCE HILL

St John's Wood  
London  
NW8

Asking Price  
£3,795,000

Joint Sole Agent

A charming semi-detached period home arranged over 2 floors. The house which offers superb light and contemporary design boasts a large reception room on the ground floor leading to kitchen/dining room on the raised ground floor. To the first floor there is a principle bedroom suite with walk in wardrobe, two further bedrooms and one family bathroom. Further benefits include gated off street parking.

The house is very well placed for local independent schooling including the American School in London (approx. 0.3 miles walk) and Arnold House (approx. 0.4 miles walk). St John's Wood High Street (approx. 0.6 miles) and Regents Park (approx. 0.6 miles) are both only a short walk away, providing an abundance of amenities including restaurants, shops and cafés.

# 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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Subject To Contract

Joint Sole Agent

Freehold

The communications are excellent with Paddington (approx. 2.2 miles) & Marylebone Train Station (approx. 1.5 miles) both located within 15 minutes' drive from the house along with quick access to the A40/A4 for Heathrow and all routes out of London. St John's Wood Underground Station (approx. 0.3 miles walk) also provides fast transport to the West End, Central London and Canary Wharf.





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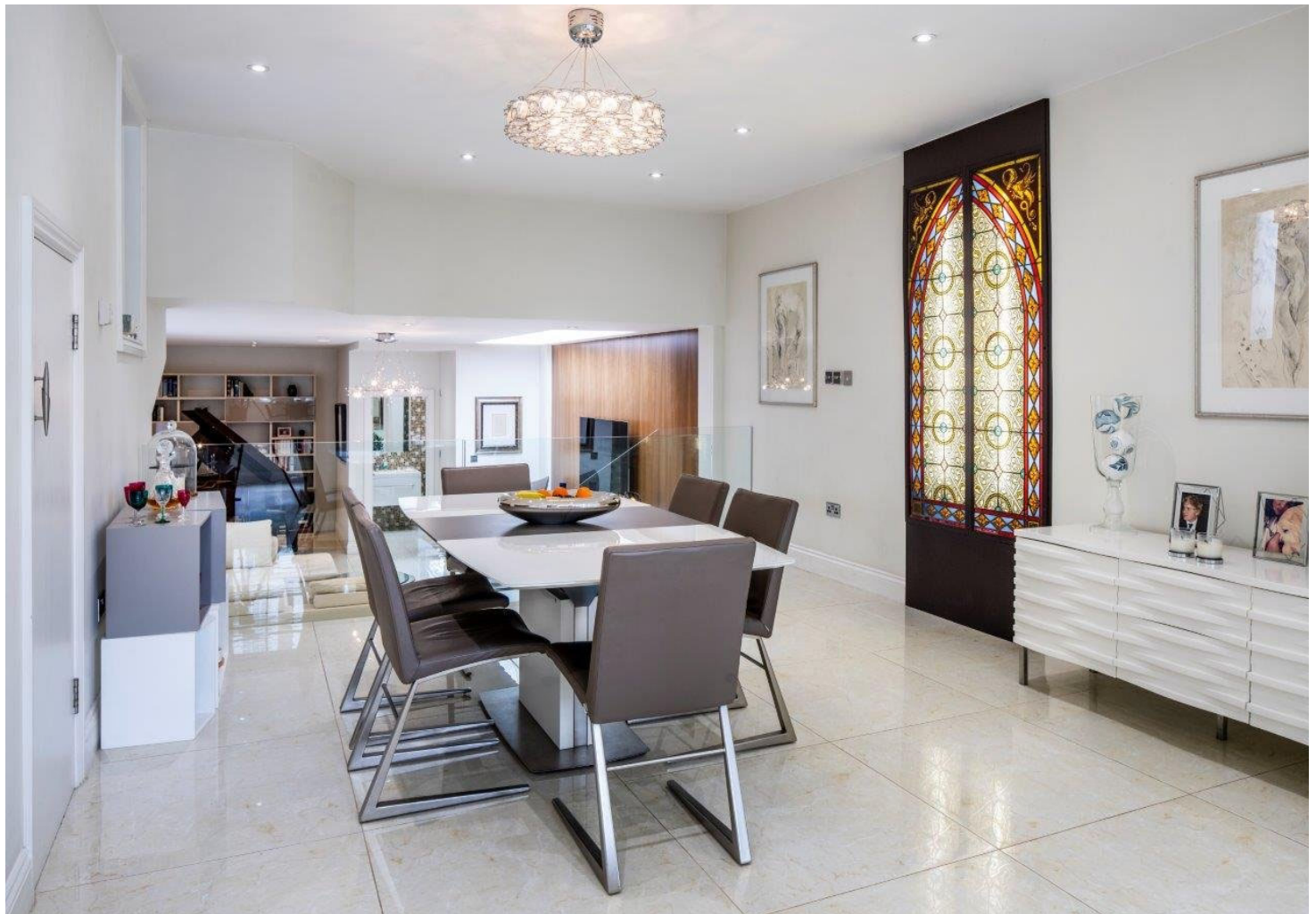
## ACCOMMODATION

- Three Bedrooms
- Ensuite Shower Room
- Study
- Kitchen/Breakfast Room
- Dressing Area

## AMENITIES

- Garden
- Off Street Parking

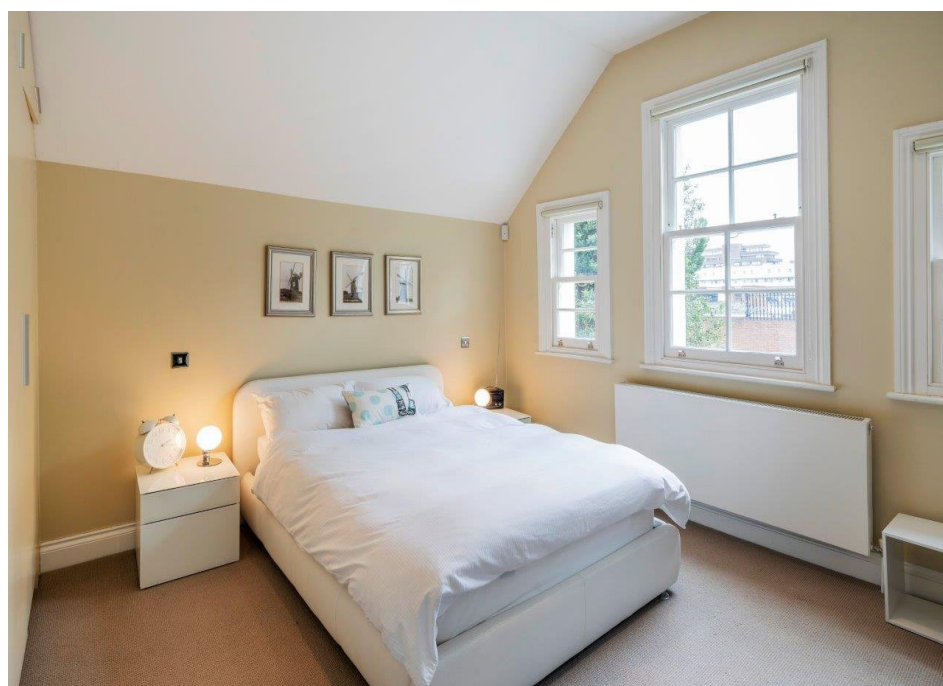
**COUNCIL TAX: G**



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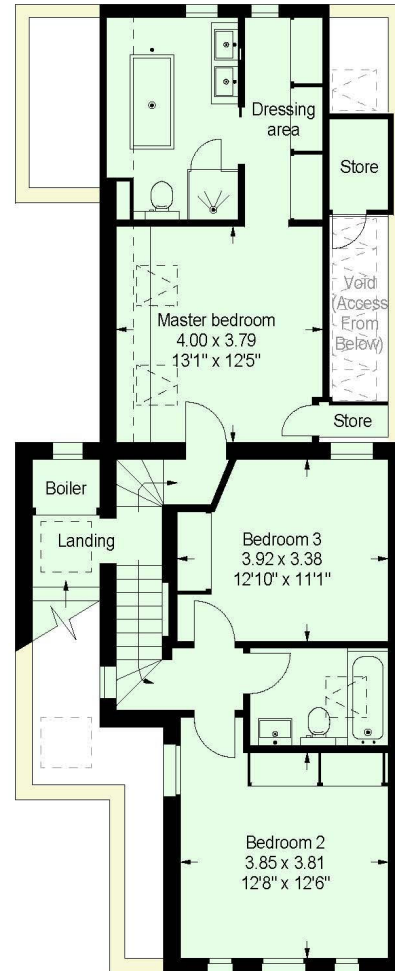
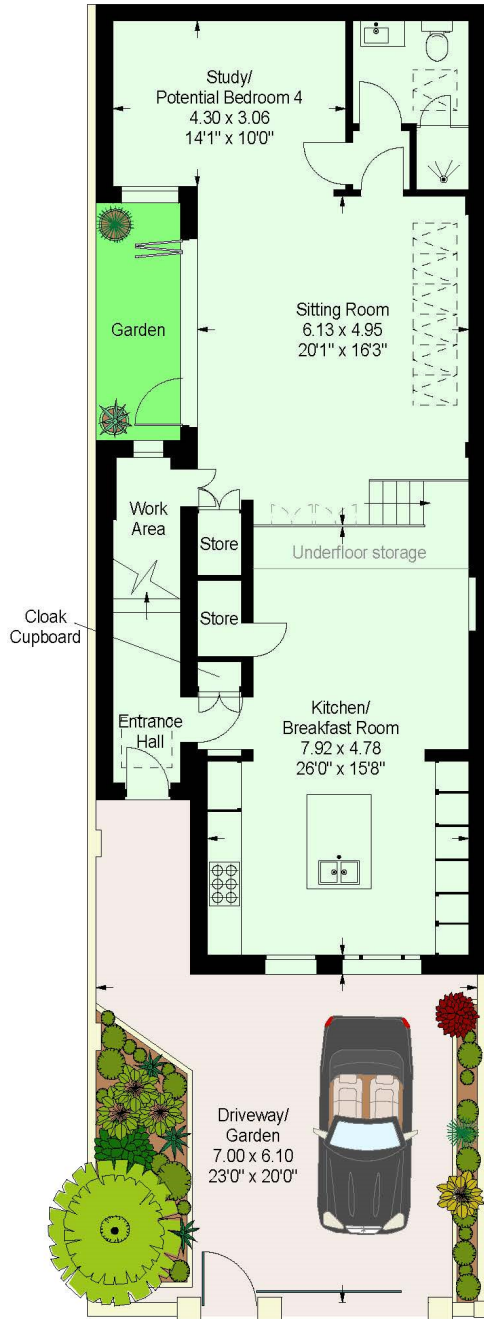
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## 44 Ordnance Hill, London NW8

Total Floor Area:  
181.6 sq.mts. / 1955 sq.ft.



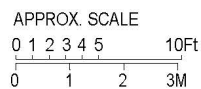
First Floor

Floor Plans produced by

**Proplan**

01491 842925

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



### 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.