



TOWNSHEND ROAD

St John's Wood
London
NW8

Asking Price
£2,495,000

Joint Sole Agent

Situated behind a gated entrance lies this deceptively spacious two bedroom house (1,510 sq ft/145 sq m) and benefits from a 21ft reception room overlooking the rear walled garden. Other benefits include, integral garage and a galley kitchen leading into a conservatory/breakfast room.

The house benefits from a pull down ladder to reveal a 220 sq ft/20 sq m loft room with windows and re-enforced flooring that is currently used as a gym. With the addition of a permanent staircase, the overall size of the house increases to 1,730 sq ft.

ASTON CHASE

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

astonchase.com

TOWNSHEND ROAD

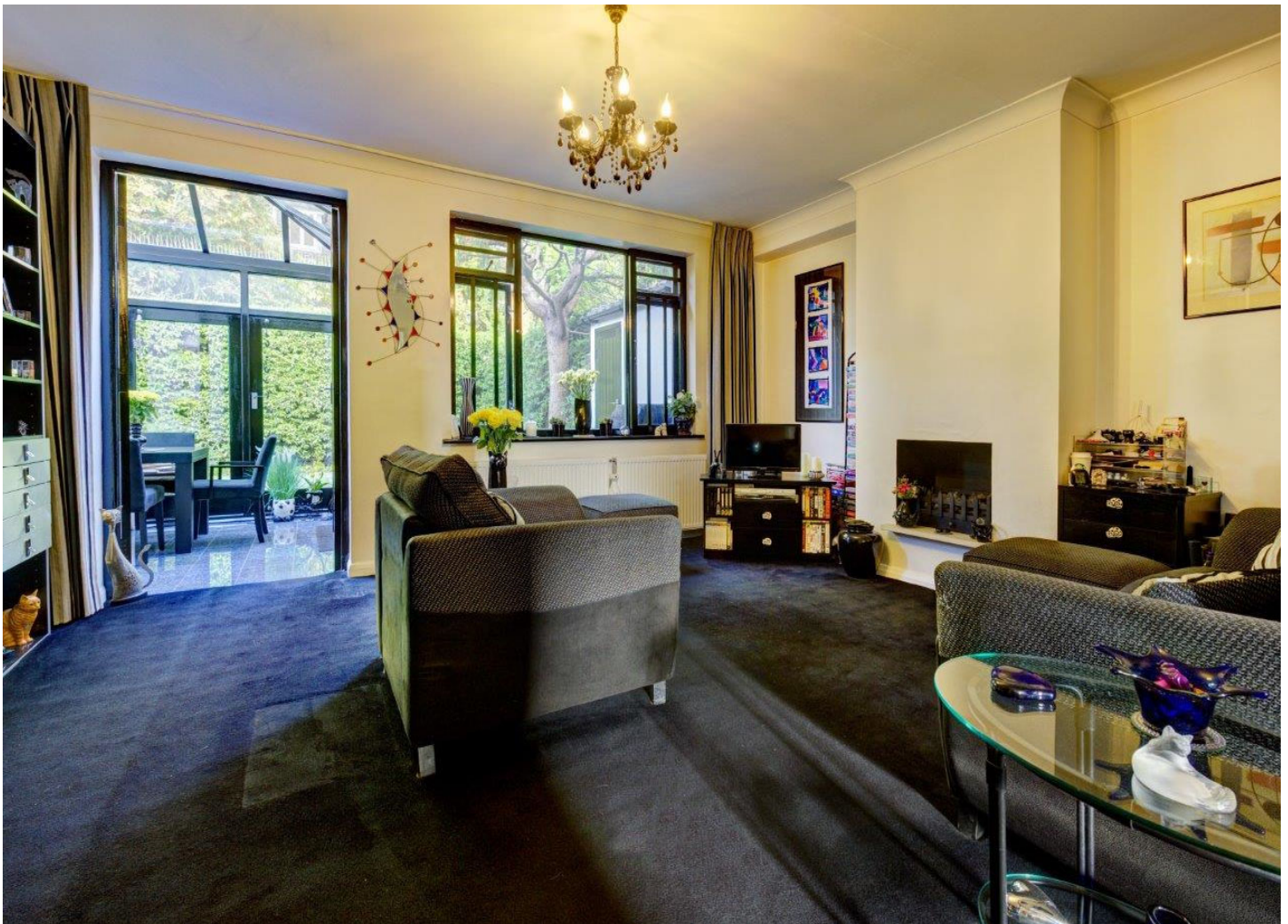
St John's Wood
London
NW8

Townshend Road is located within 0.2 miles of the shopping and transport facilities of St John's Wood High Street and very nearby to the open green spaces of Regents Park and Primrose Hill.

Asking Price
£2,495,000
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

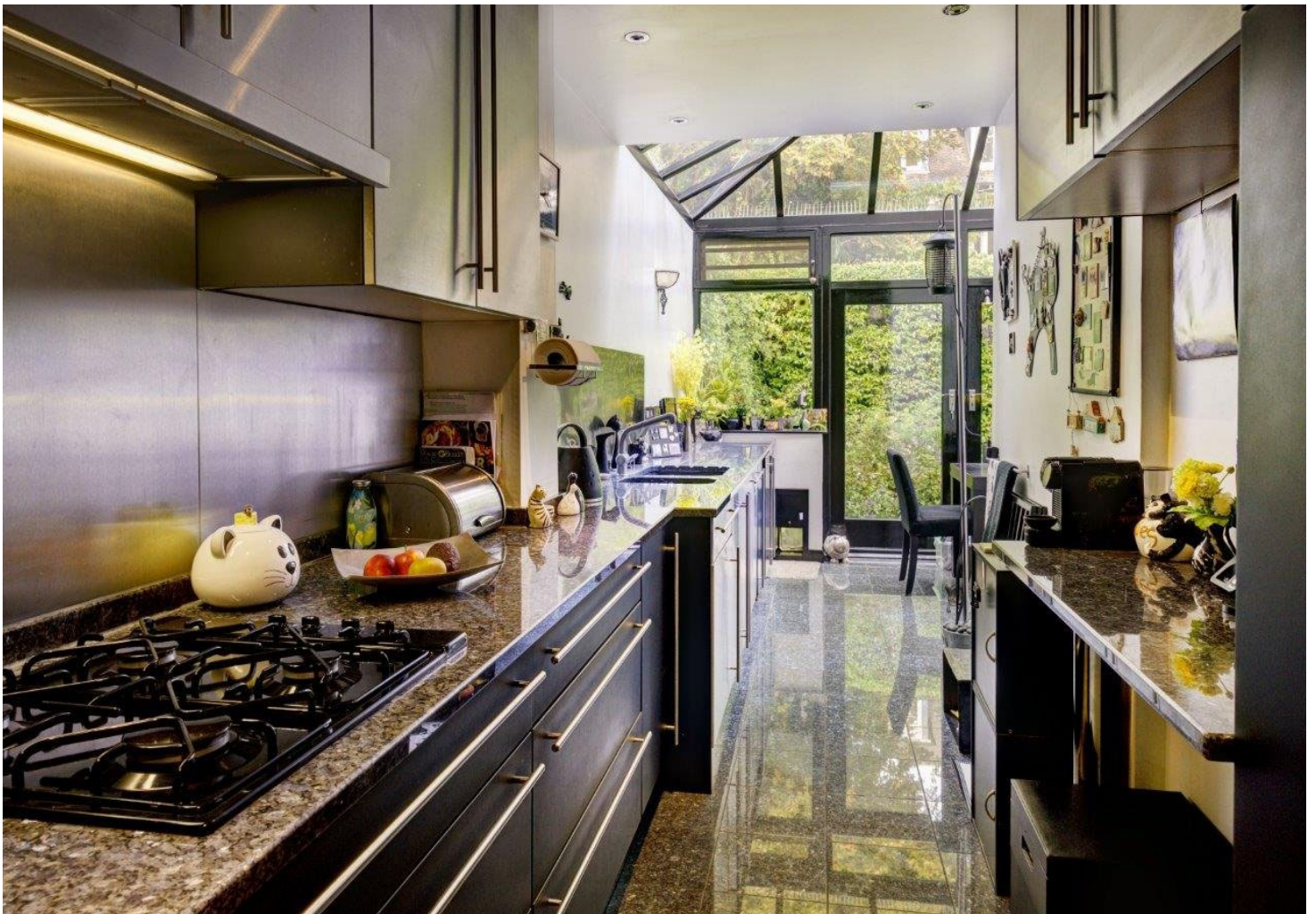
- 2 Bedrooms
- 2 En Suite Bathrooms
- Guest WC
- Reception Room
- Kitchen/Breakfast Room
- Loft Room with Gym

AMENITIES

- Roof Terrace
- Garden
- Garage

COUNCIL TAX: G

EPC RATING: D



ASTON CHASE

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

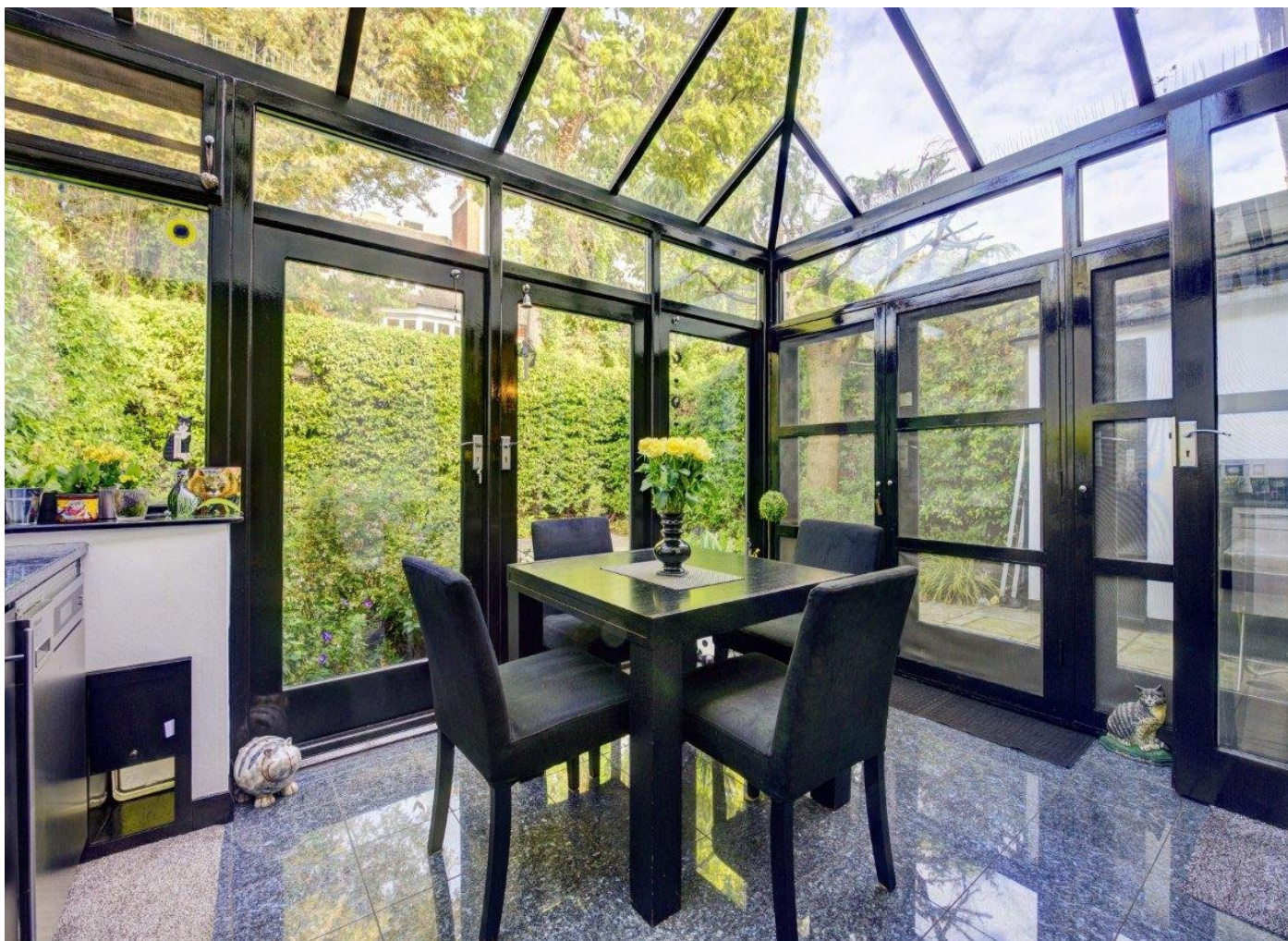
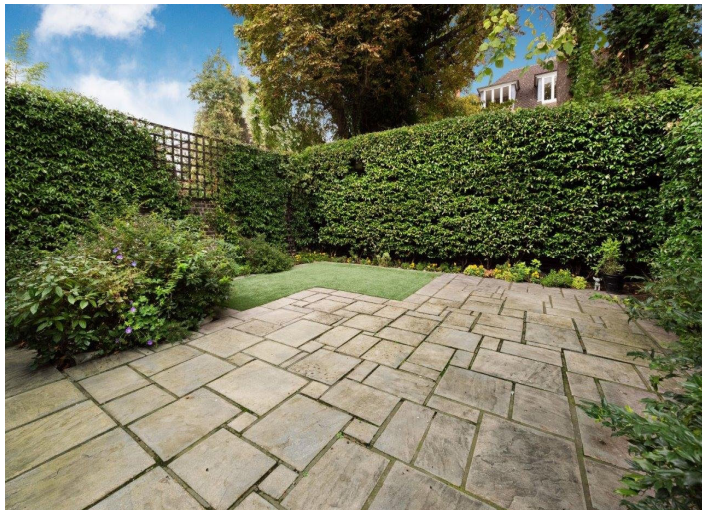
astonchase.com



ASTON CHASE

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

astonchase.com



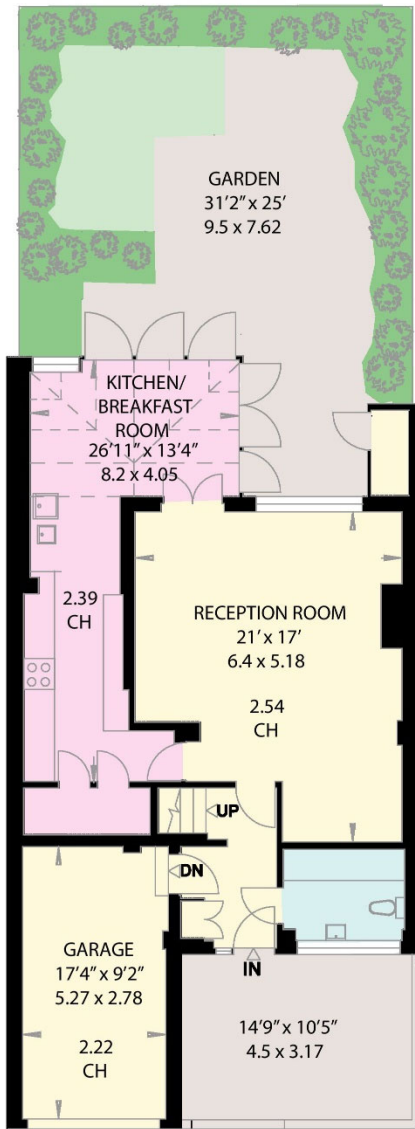
ASTON CHASE



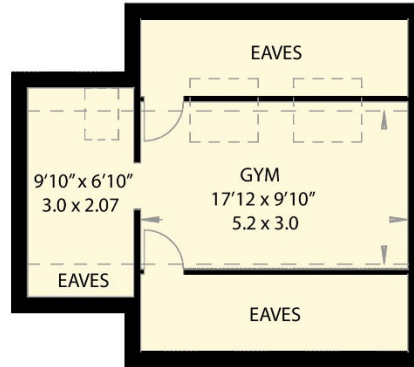
TOWNSHEND ROAD
LONDON NW8

Gross Internal Area = 1510 sq feet/ 140.2 sq metres
(Excluding Second Floor)

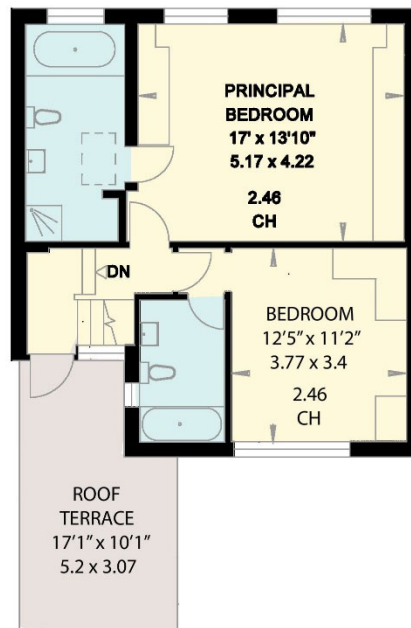
Second Floor = 220 sq feet/ 20.4 sq metres
(Excluding Eaves)



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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			
		61	76
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.