



VIOLET HILL
St John's Wood
London
NW8

Asking Price
£2,350,000

Sole Agent

This 3 bedroom town house (154.40 sq m/1,662 sq ft) is located on a quiet street within St John's Wood, opposite Violet Hill Park. The property further benefits from a patio garden, roof terrace and off street parking within a shared garage which also includes ample storage.

ASTON CHASE

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

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Subject To Contract

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Freehold



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ACCOMMODATION

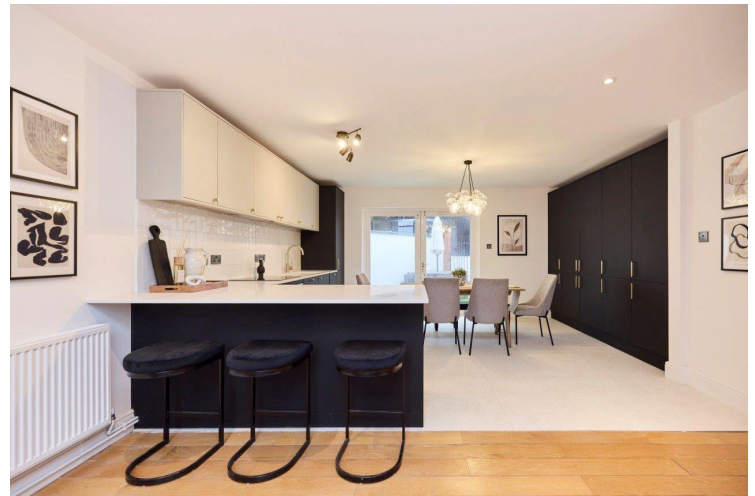
- Principal Bedroom with En-Suite Bathroom
- 2 Further Bedrooms
- Family Bathroom
- 2 Reception Rooms
- Fully Fitted Kitchen
- Guest WC

AMENITIES

- Patio Garden
- Roof Terrace
- Shared Garage

COUNCIL TAX: H

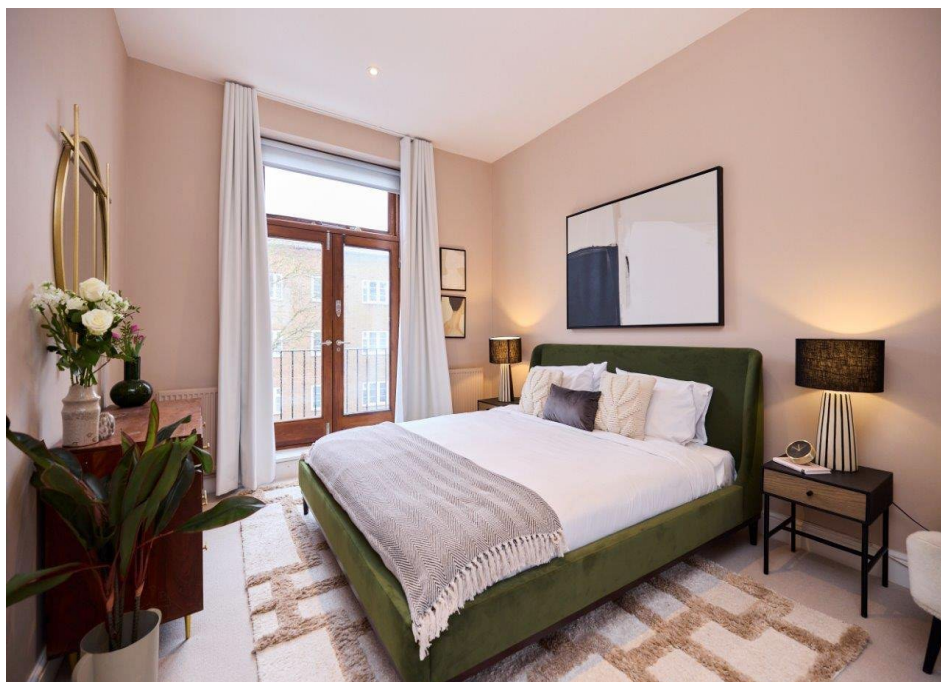
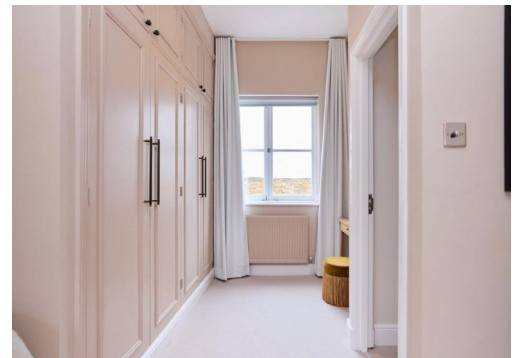
EPC RATING: C



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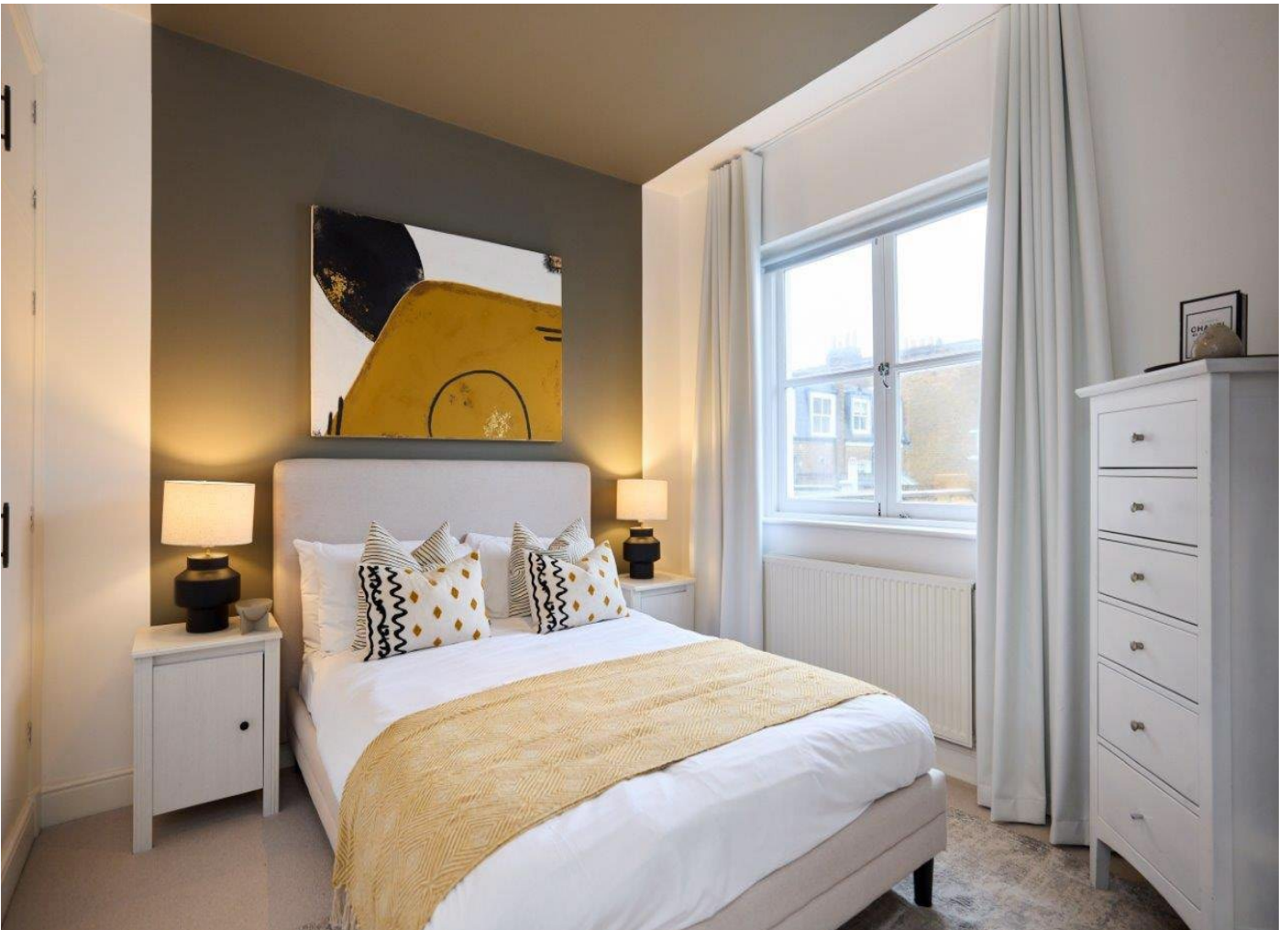
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Violet Hill, NW8

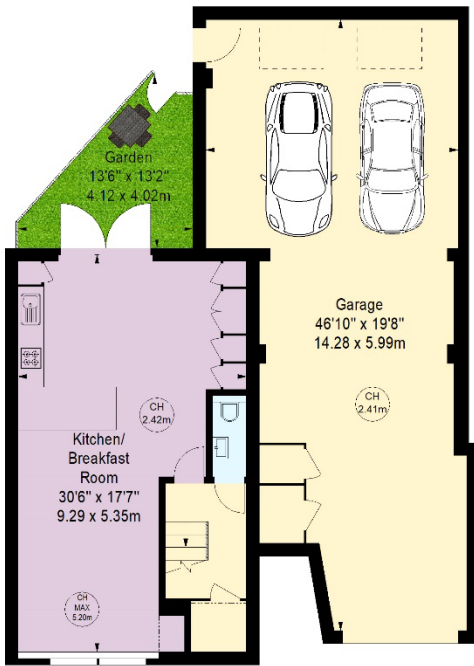
Approximate gross internal area

154.40 sq m / 1,662 sq ft

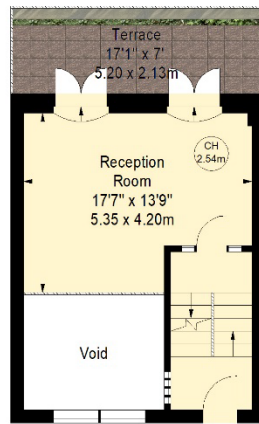
(Excluding Garage)

Garage

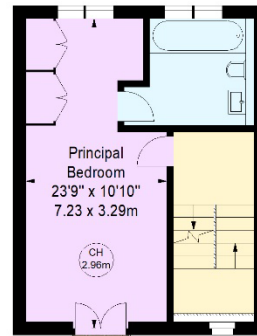
70.33 sq m / 757 sq ft



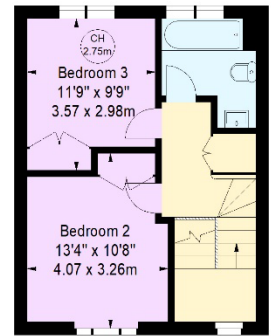
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	69	
(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.