



BLENHEIM ROAD

ST JOHN'S WOOD NW8

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AN OPPORTUNITY TO ACQUIRE AN EXCEPTIONALLY PRESENTED LOW BUILT VICTORIAN VILLA (175 SQ.M/ 1,877 SQ.FT) IN THIS SOUGHT AFTER LOCATION IN THE HEART OF ST JOHN'S WOOD.

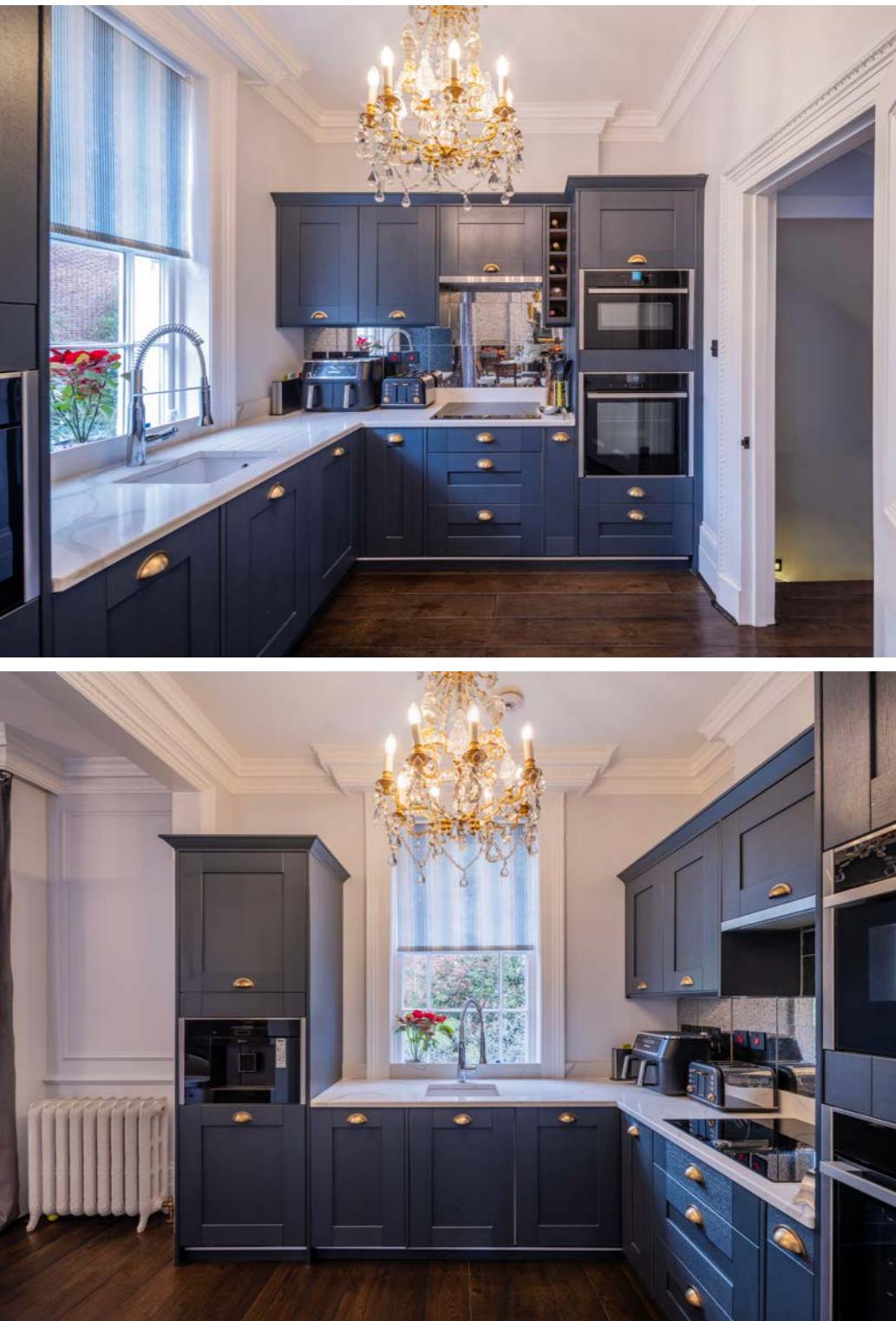
The house having been renovated to a very high standard offers bright and spacious accommodation over just three floors, two of which have direct access to a beautifully landscaped rear garden complete with outdoor BBQ hut. The house also benefits from a front patio garden and off street parking for up to 2 cars.

Further enhancing the properties appeal is detailed approved planning permission to extend the house to circa 3,500sq ft, plans of which are available upon request.

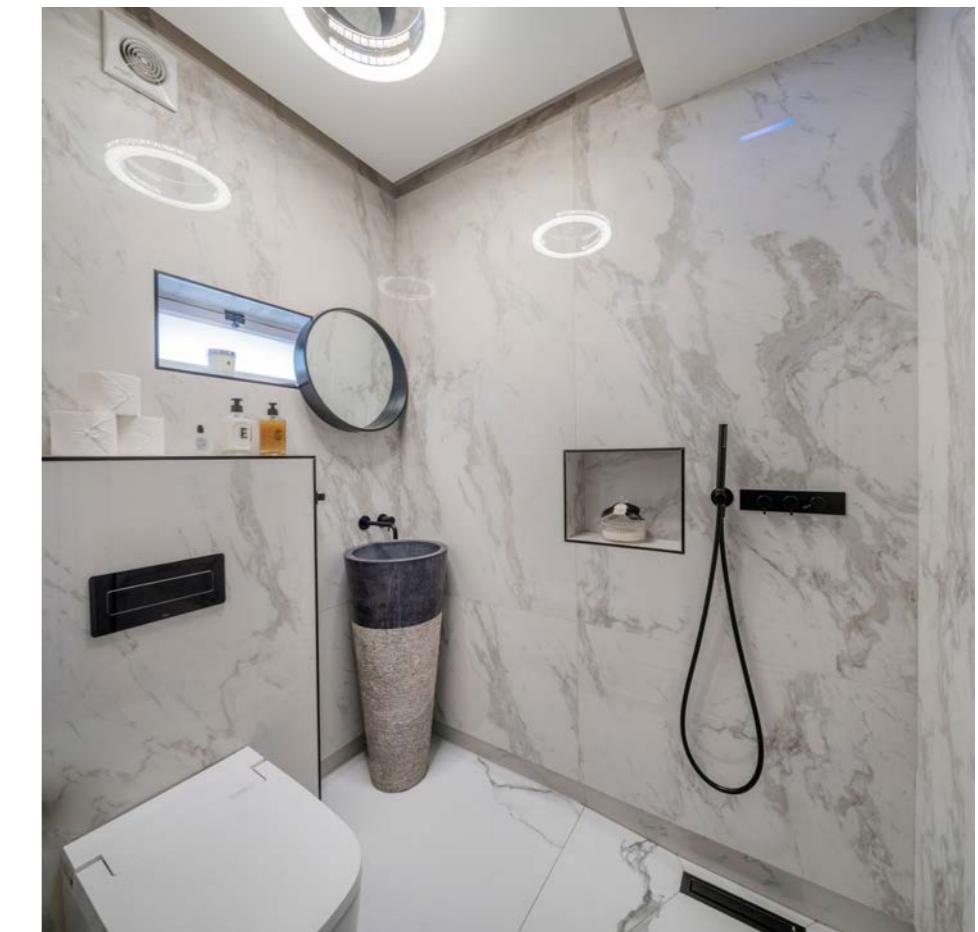












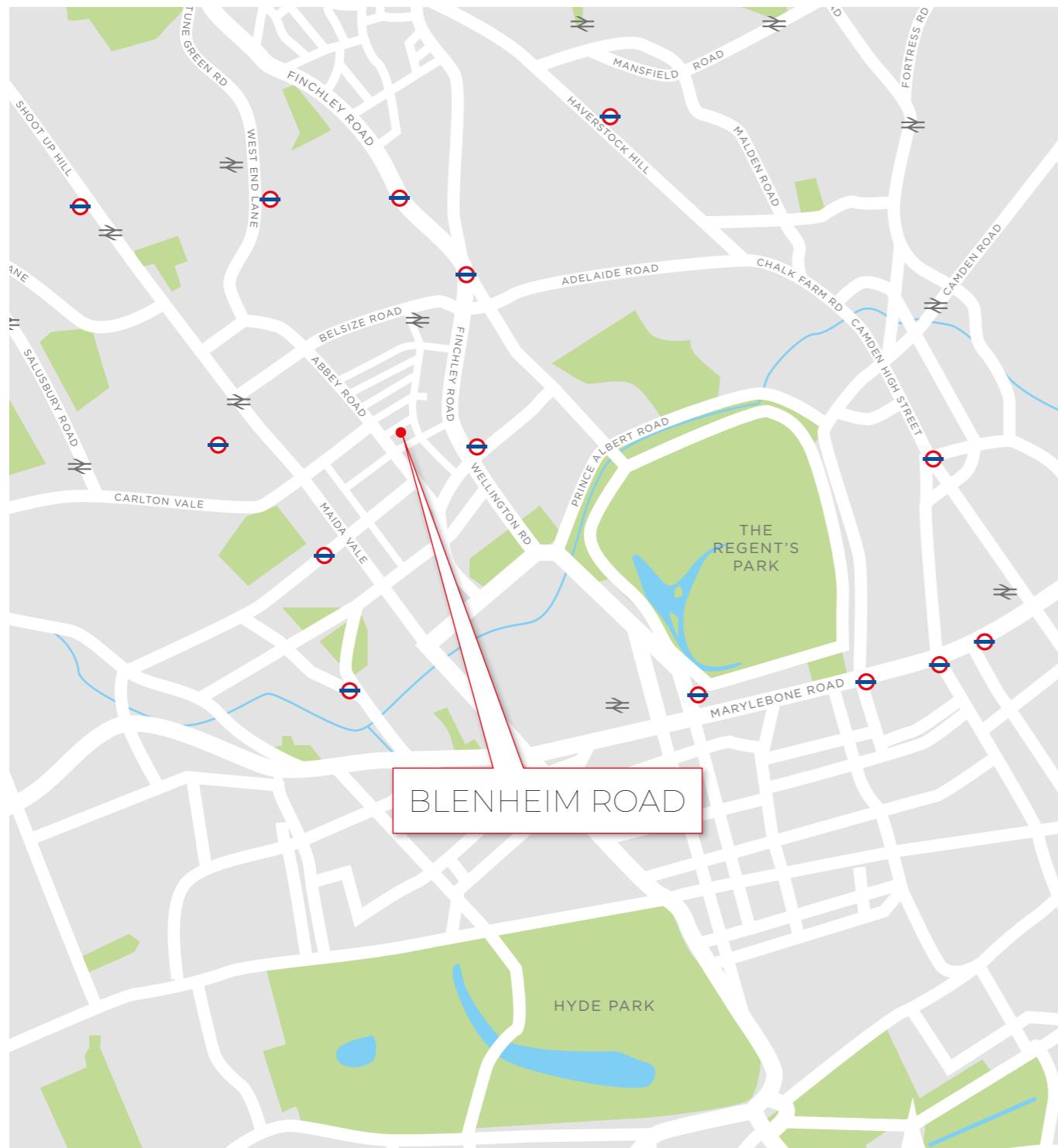


ACCOMMODATION

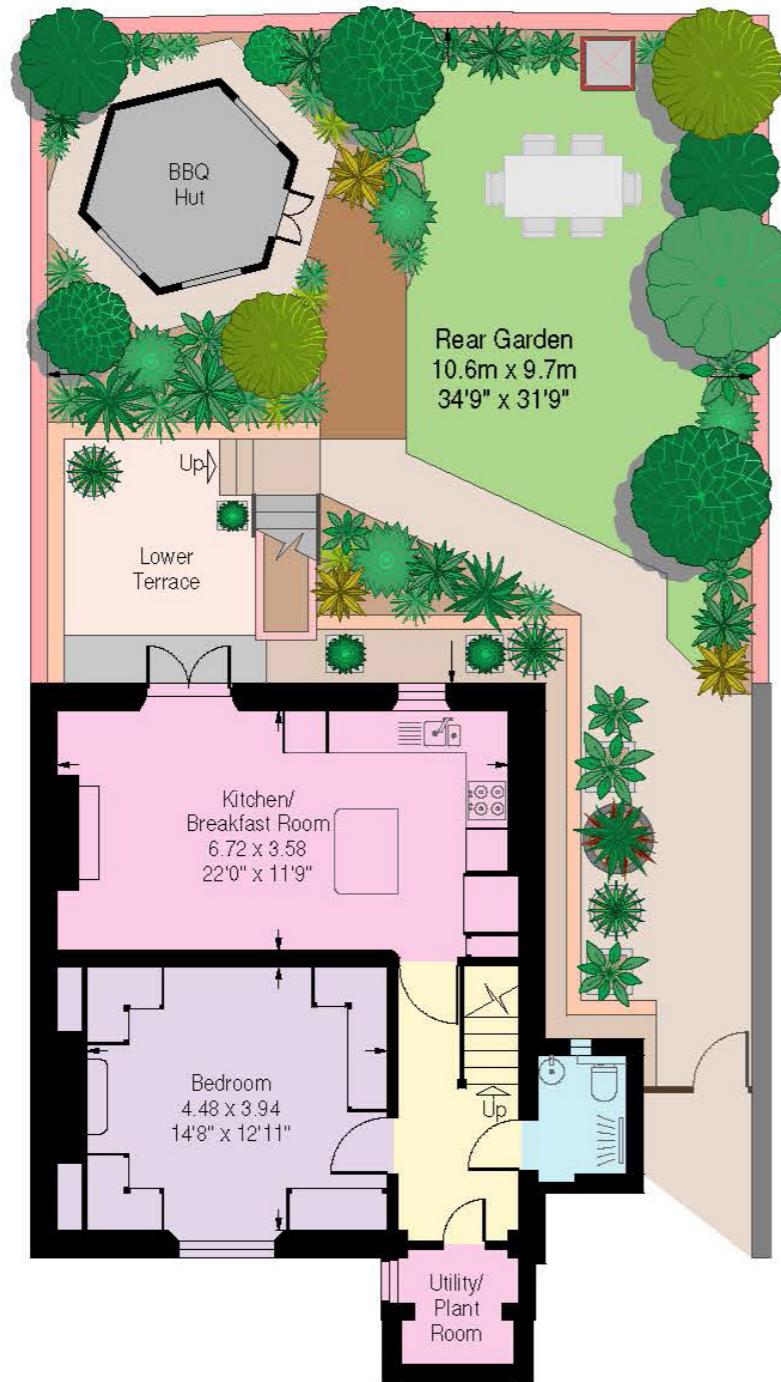
- Large Double Reception Room
- Open Plan Kitchen Living Room
- Second Kitchen
- Principal Bedroom with Dressing Room and En-Suite Bathroom
- Two Further Bedrooms
- Two Family Shower Rooms
- Utility Plant Room

AMENITIES

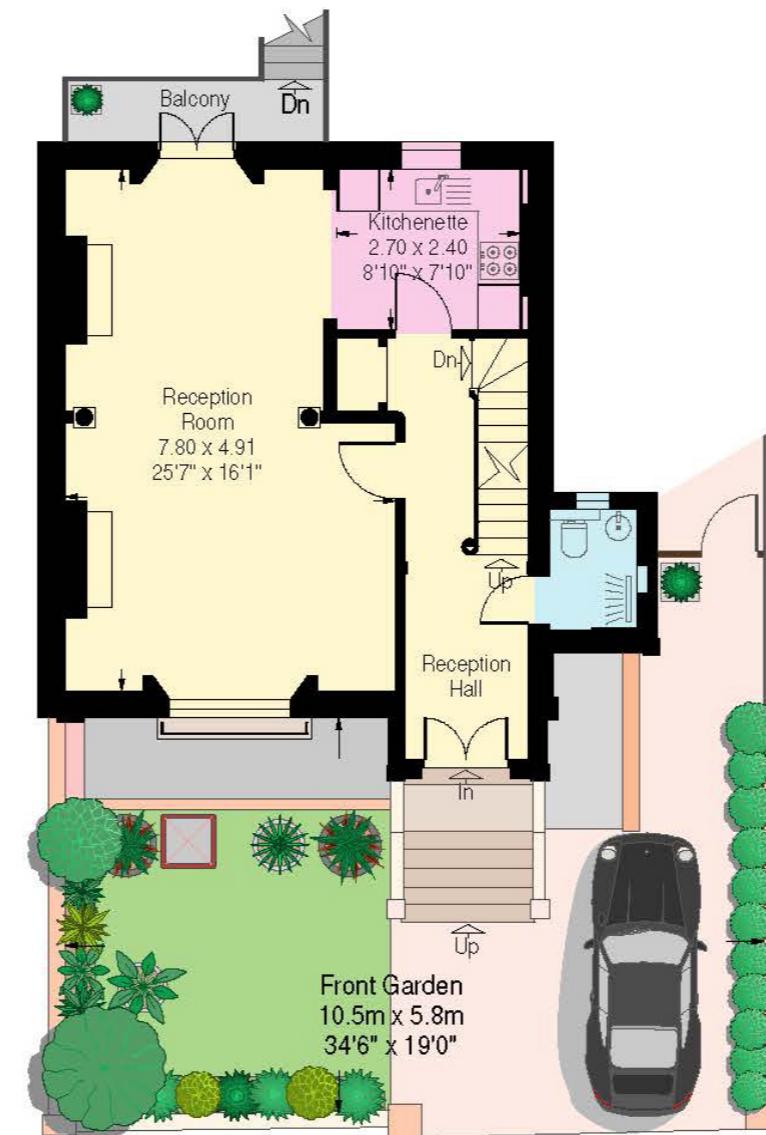
- Underfloor Heating
- Front and Rear Gardens
- Off Street Parking
- BBQ Hut
- Planning Permission to extend to circa 3,500 sq. ft.



Blenheim Road is ideally located within 1/2 a mile of St John's Wood underground station (Jubilee line) and the shops and restaurants of the fashionable St John's Wood High Street.



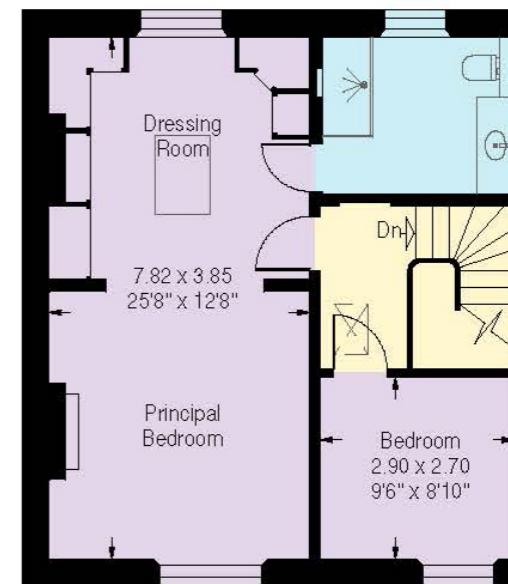
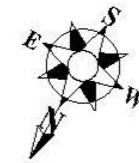
LOWER GROUND FLOOR



GROUND FLOOR

EXISTING FLOORPLANS

Approximate Gross Internal Area
1,877 sq. ft. / 174.4 sq. m.

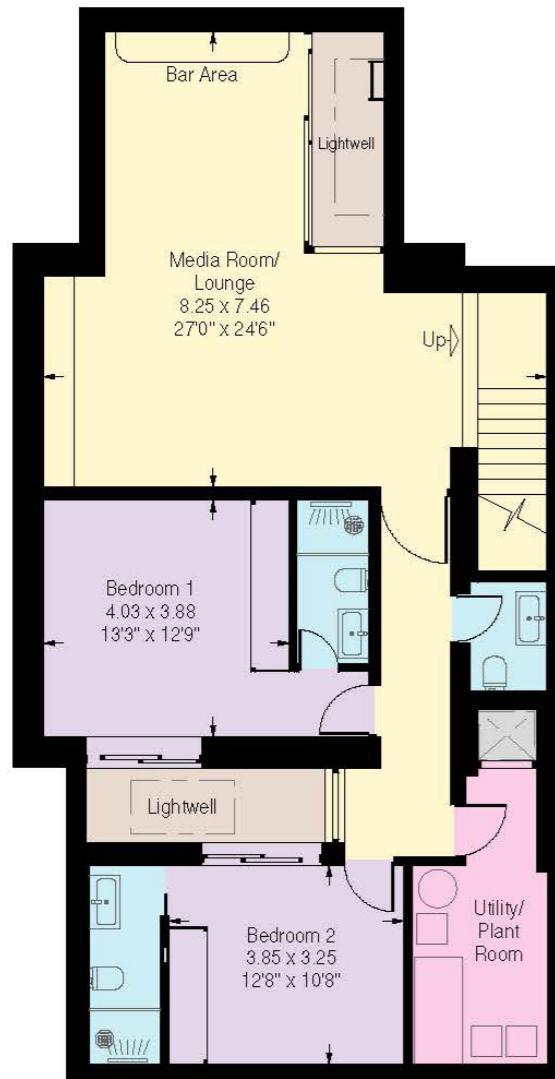


FIRST FLOOR

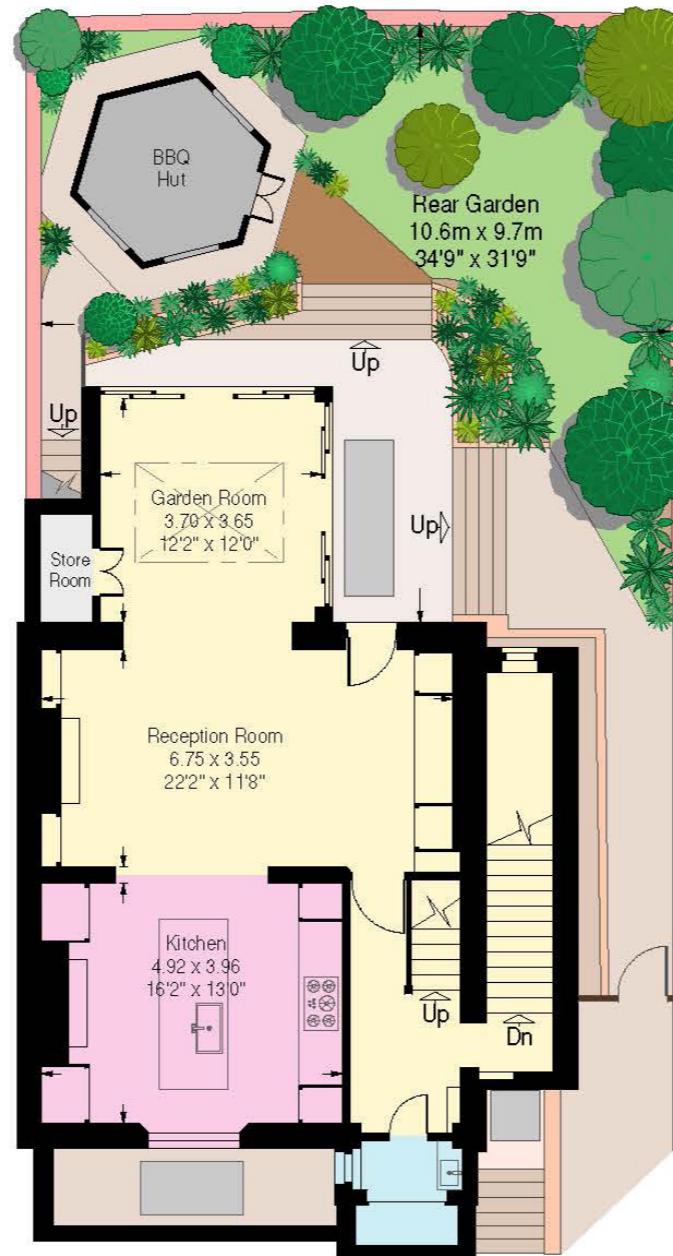


PROPOSED FLOORPLANS

Approximate Gross Internal Area
3,429 sq. ft. / 318.6 sq. m.
(Excluding garden building)



BASEMENT



LOWER GROUND FLOOR



GROUND FLOOR

FREEHOLD

GUIDE PRICE: £4,350,000

COUNCIL TAX: WESTMINSTER BAND H

EPC: TBC

SOLE AGENT

ASTON CHASE

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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.