



## **ABBEY GARDENS**

St John's Wood  
London  
NW8

Asking Price  
£5,450,000

Sole Agent

A larger than average 6 bedroom family home (317 sq m/3,419 sq ft) situated on the South Side of this popular tree lined street. The home is in good decorative order throughout with an abundance of natural light. The house which has been well maintained throughout, offers very flexible accommodation, and boasts a number of original period features and a delightful 45 ft rear southerly facing garden.

# ASTON CHASE

67-71 Park Road  
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astonchase.com

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London  
NW8

Asking Price  
£5,450,000  
Subject To Contract

Sole Agent

Freehold

Abbey Gardens is a sought after, tranquil street located just minutes from a vibrant mix of thriving cafes, restaurants, boutiques and independent shops of both St John's Wood and Maida Vale whilst within close proximity to both St John's Wood (Jubilee Line) and Maida Vale (Bakerloo Line) underground station.



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## ACCOMMODATION

- Drawing Room
- Sitting Room
- Family Room
- Dining Room
- Fitted Kitchen
- Study
- Principal Bedroom with En-Suite Bathroom
- 5 Further Bedrooms
- Family Bathroom
- Shower Room
- Bed 6 (Currently being used as extra dressing room)

## AMENITIES

- 45 ft Southerly Rear Garden
- 2 x Cloakrooms
- Utility / plant room
- Vault storage space
- Off Street Parking Available By Separate Negotiation

**COUNCIL TAX: H**

**EPC RATING: E**



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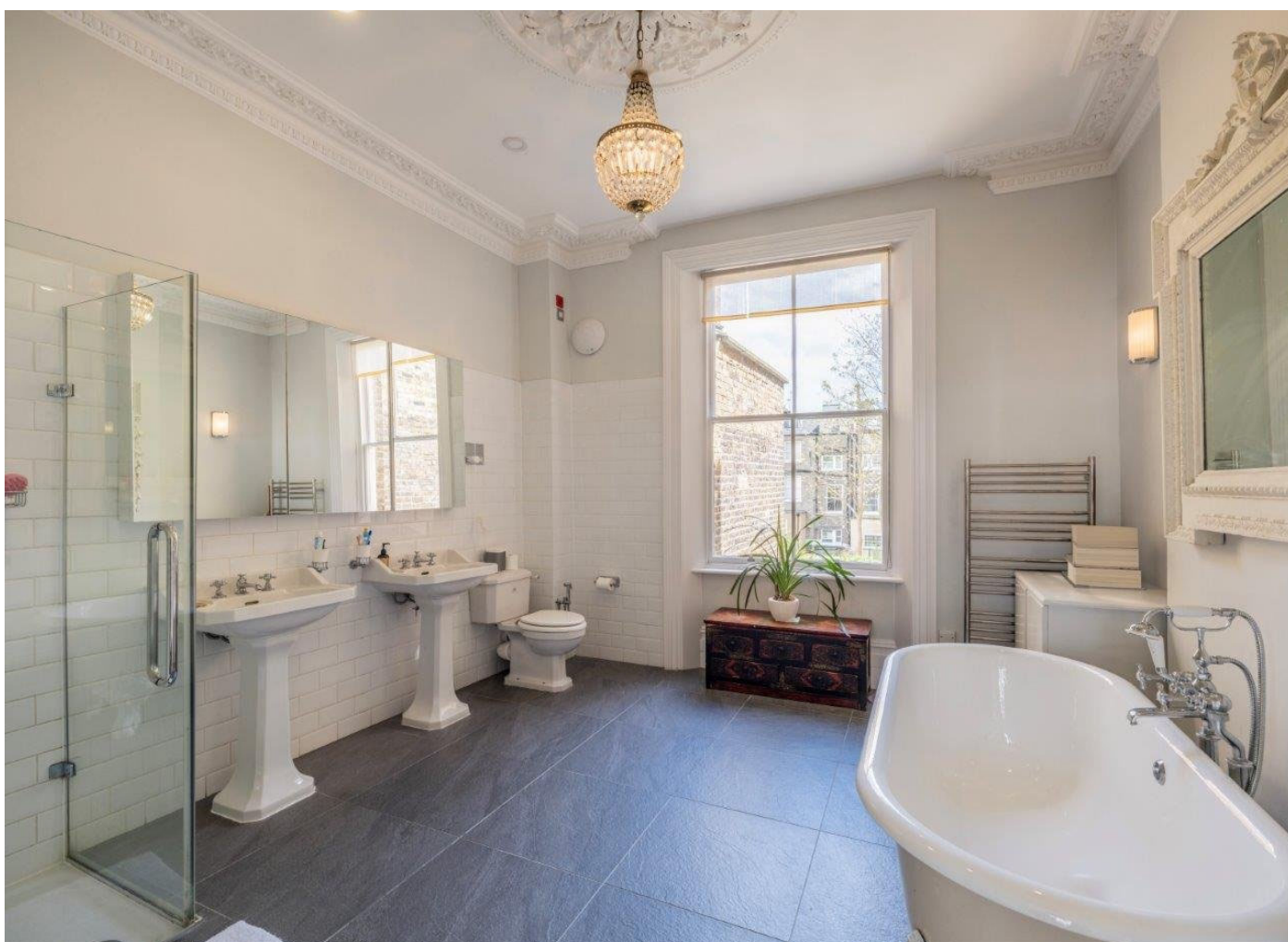
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## Abbey Gardens, St. Johns Wood, NW8

Approximate gross internal area

317.63 sq m / 3,419 sq ft

(Including Vaults & Excluding Restricted Height Under 1.5m)

Vaults

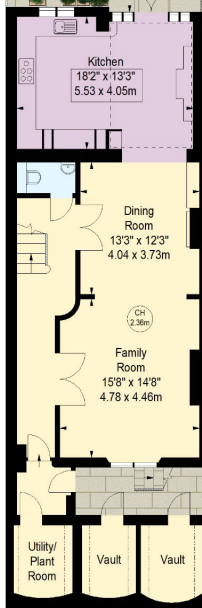
8.55 sq m / 92 sq ft

Restricted Height Under 1.5m

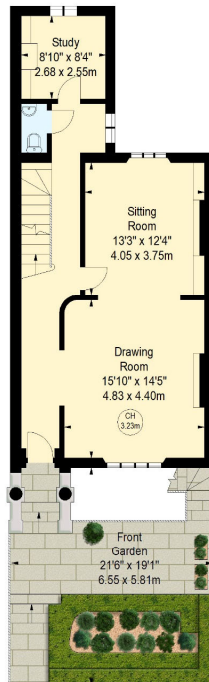
8.08 sq m / 87 sq ft



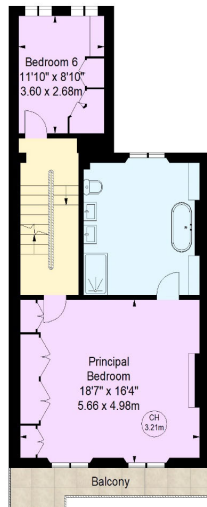
Rear Garden  
49'3" x 19'1"  
13.80 x 5.62m



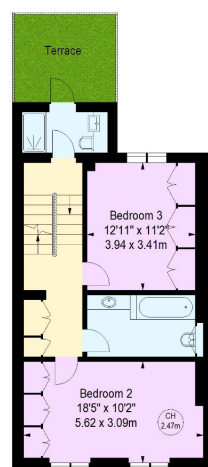
Lower Ground Floor



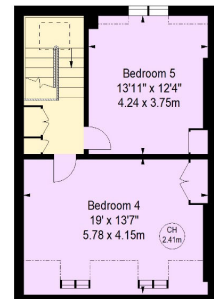
Raised Ground Floor



First Floor



Second Floor



First Floor

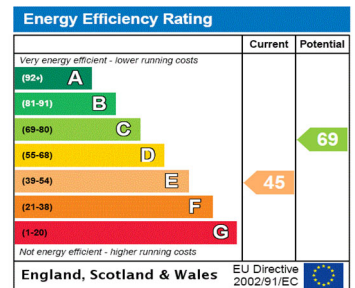
Key:  
CH - Ceiling Height



Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

© Orange Tree Photography



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### Important Notice

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