



BLENHEIM ROAD

ST JOHN'S WOOD
LONDON NW8

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AN OPPORTUNITY TO ACQUIRE A BEAUTIFULLY
PRESENTED LOW BUILT 4-BEDROOM VICTORIAN
VILLA(2,699SQ.FT/251SQ.M) CENTRALLY POSITIONED
ON THE FAVOURED SOUTH SIDE OF THIS SOUGHT
AFTER STREET IN THE HEART OF ST JOHN'S WOOD.





Set behind gates and offering off street parking this wonderful home features versatile living accommodation with the benefit of a newly created lower ground floor which is a rare addition for this style of property. The house further features an exceptional south facing rear garden with self-contained studio/home office.

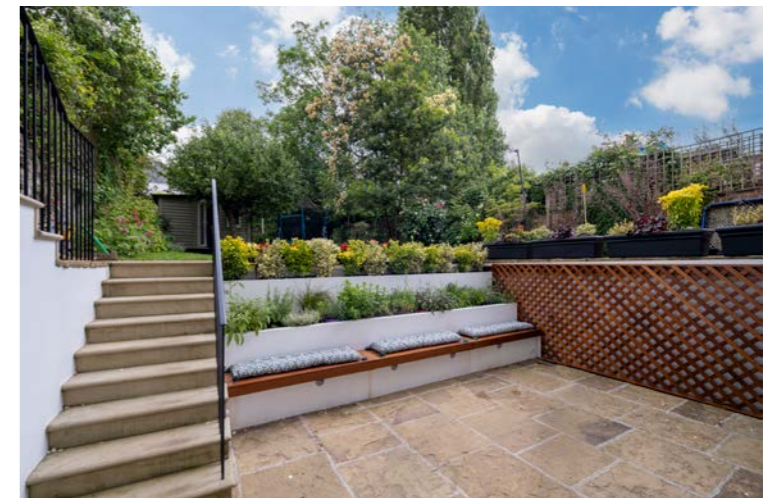










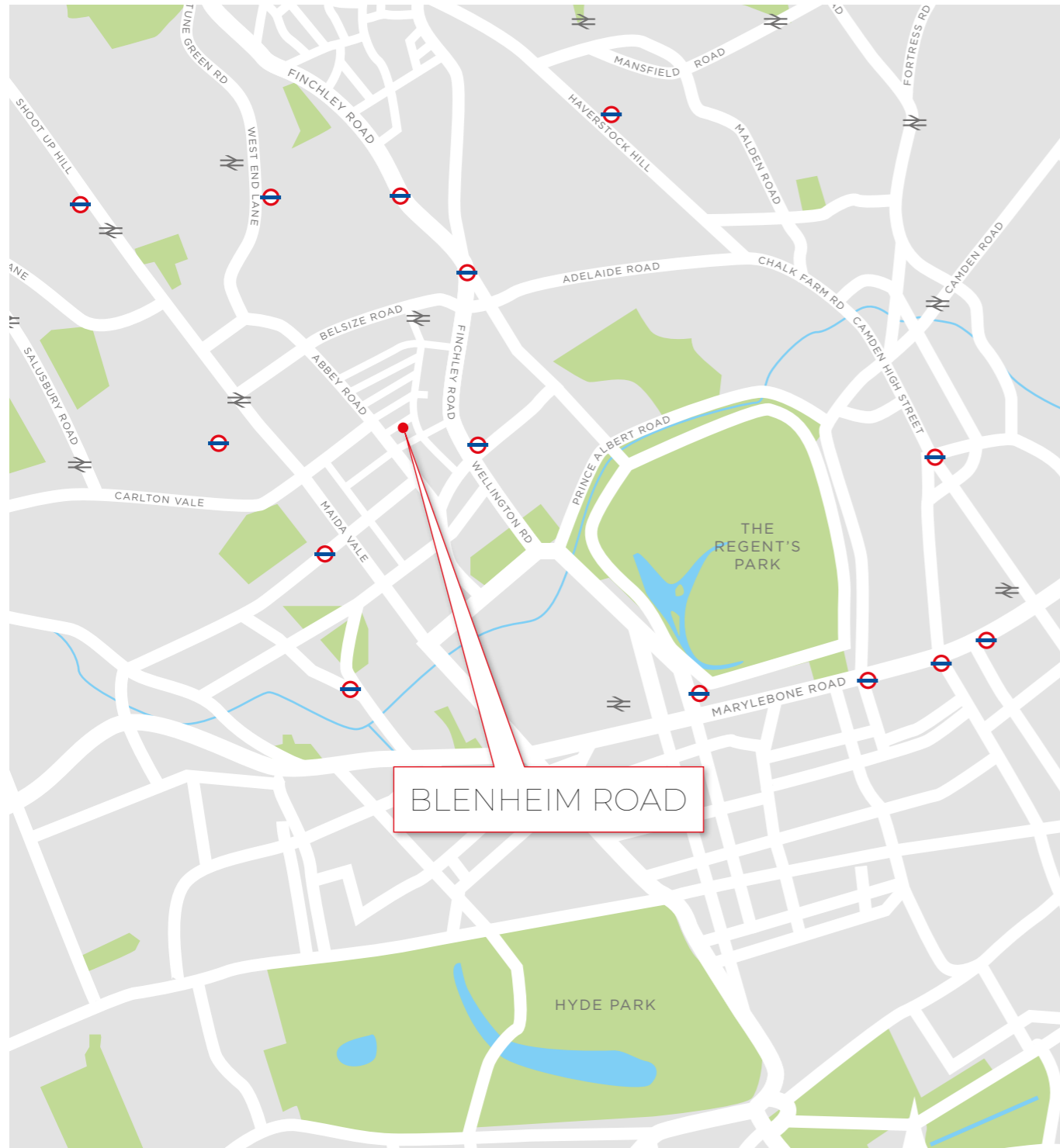


ACCOMMODATION

- Double Formal Reception Rooms
- Study
- Kitchen
- Dining Room
- Living Room
- Cinema/Gym
- Principal Bedroom
- Three Further Bedrooms
- Three Family Bathrooms
- Guest Cloakrooms
- Utility

AMENITIES

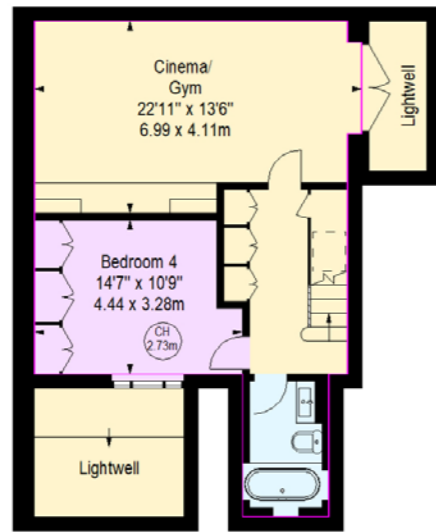
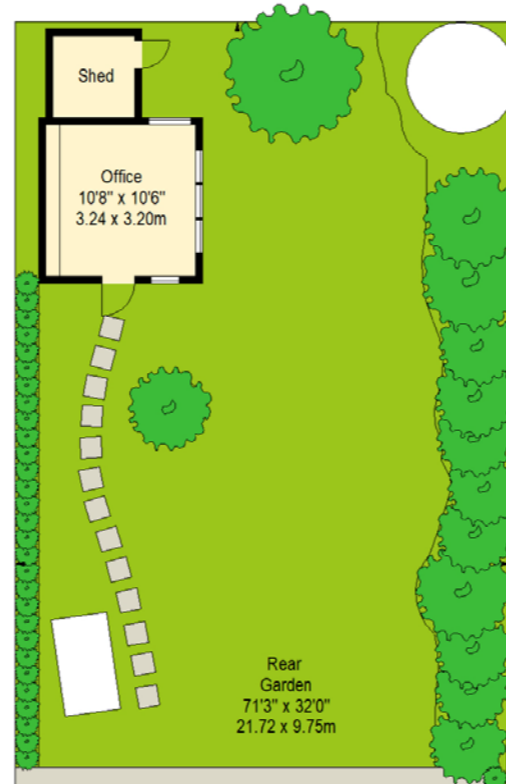
- Home Office
- Gated Off Street Parking
- South Facing Garden



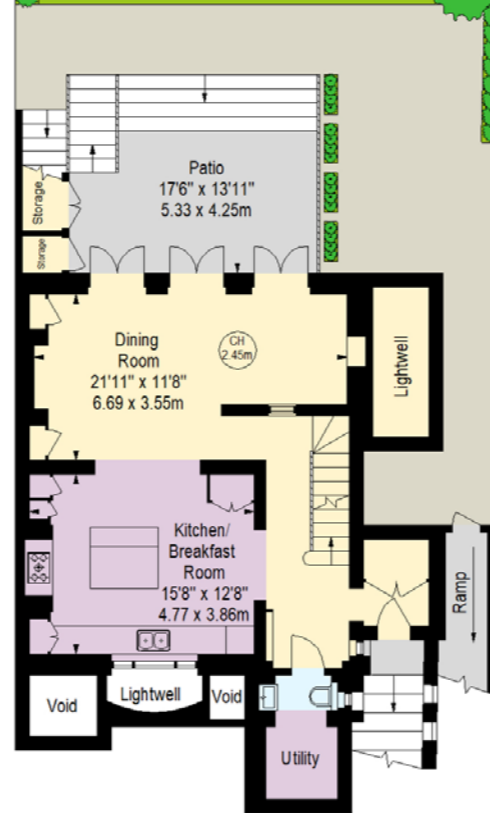
Blenheim Road is ideally located within 1/2 a mile of St John's Wood underground station (Jubilee line) and the shops and restaurants of the fashionable St John's Wood High Street.

Approximate Gross Internal Area
 2,699 sq. ft. / 250.74 sq. m.
 (Including Office and Storages)

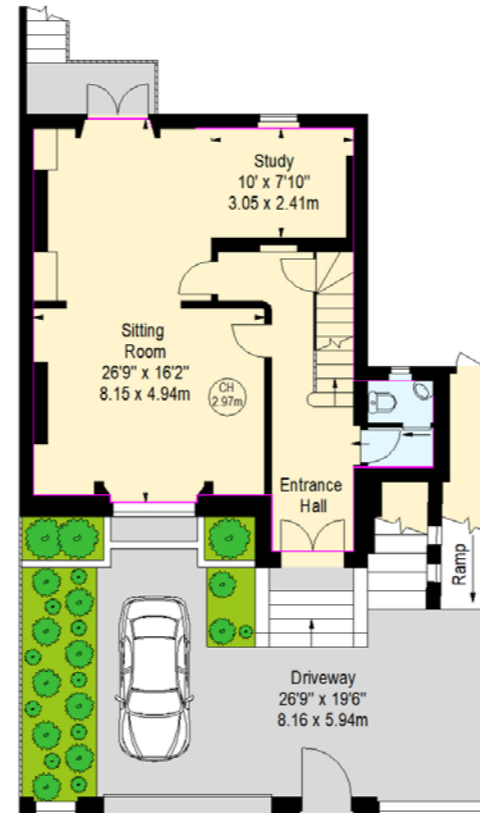
Office
 112 sq. ft. / 10.41 sq. m.
 Storages
 32 sq. ft. / 2.97 sq. m.



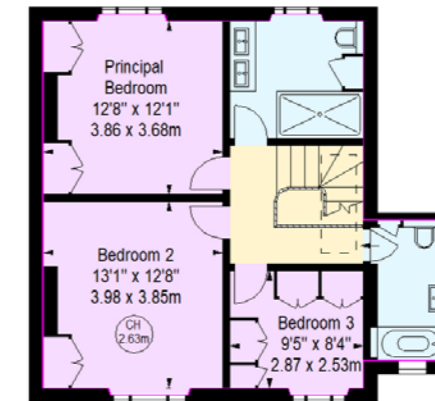
LOWER GROUND FLOOR



GARDEN FLOOR

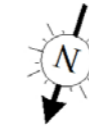


RAISED GROUND FLOOR



FIRST FLOOR

Key :
 CH - Ceiling Height



FREEHOLD

ASKING PRICE: £5,795,000

COUNCIL TAX: WESTMINSTER (BAND H)

EPC: D

SOLE AGENTS

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.