



## WELLS RISE

St John's Wood  
London  
NW8

Asking Price  
£2,750,000

Joint Sole Agent

A contemporary end of terrace family home 2006sqft/186sqm superbly situated just off Prince Albert Road and therefore within 200 metres of both Regents Park and Primrose Hill. The accommodation is arranged over three floors and benefits from a roof terrace off the main reception room, with views towards Regents Park. The house is offered in excellent decorative condition throughout.

# ASTON CHASE

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

astonchase.com

## WELLS RISE

St John's Wood  
London  
NW8

Asking Price  
£2,750,000  
Subject To Contract

Joint Sole Agent

Freehold

Wells Rise is quietly located off Prince Albert Road, within half a mile of the fashionable boutiques, restaurants and cafés on St Johns Wood High Street. Marylebone High Street is a delightful 30-minute walk away through the rolling acres of Regents Park.



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## ACCOMMODATION

- Large Entrance Hall
- Kitchen/Reception/Dining Room
- TV Room
- Principal Bedroom with en-suite Bathroom and Dressing Room
- Two Further Bedrooms (1 en-suite Bathroom)
- Shower Room
- Utility Room

## AMENITIES

- Roof Terrace
- Residents Parking
- Close proximity to Regent's Park and Primrose Hill

COUNCIL TAX: H

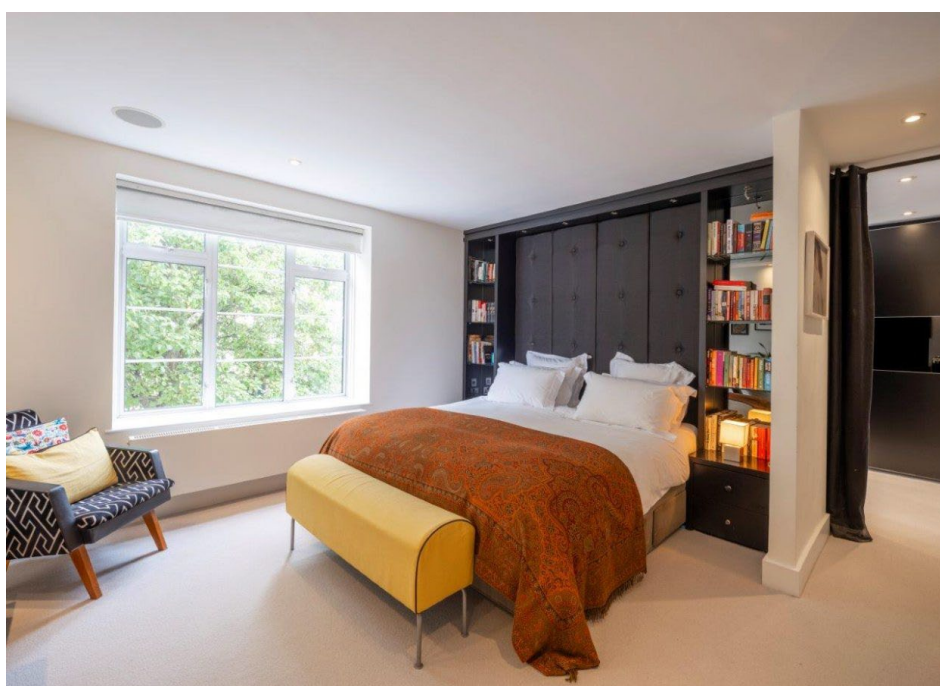
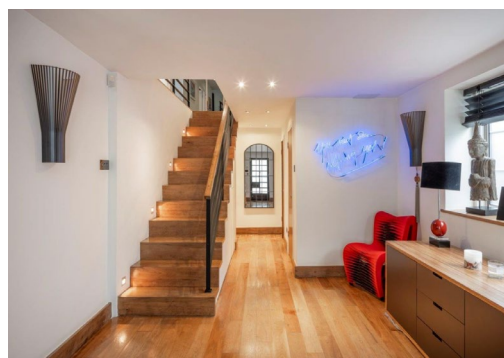
EPC RATING: E



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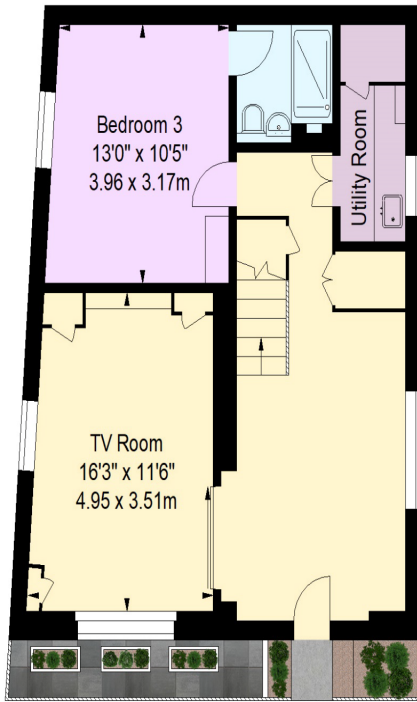
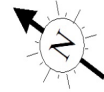
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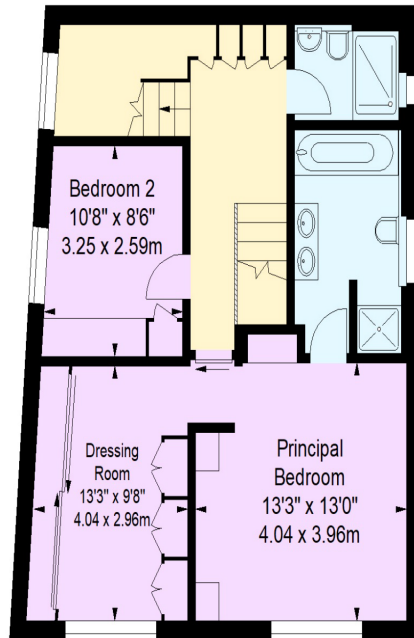


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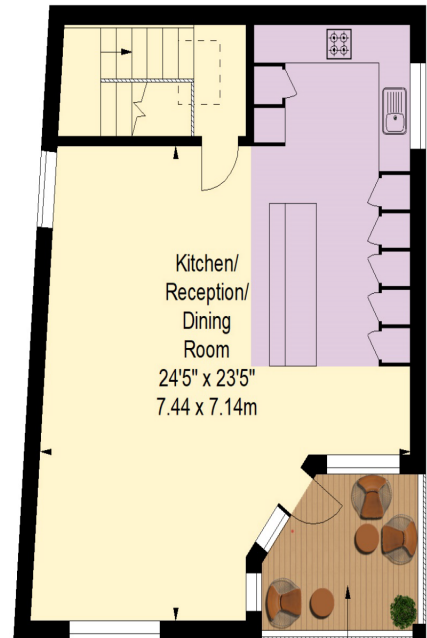
Wells Rise,  
Regents Park, NW8  
Approximate gross internal area  
186.36 sq m / 2,006 sq ft



Ground Floor



First Floor



Second Floor



Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(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.