



QUEENS GROVE

St John's Wood
London
NW8

Guide Price
£14,950,000

Sole Agent

A semi-detached 5/6 bedroom white stucco villa (632 sq m/6802 sq ft) on the east side of St John's Wood with off street parking.

This stucco residence is arranged over five floors and provides excellent family accommodation with generous entertaining spaces. Further benefits include a good size South West facing rear garden with patio area and gated off street parking.

With its village-like ambiance, elegant Regency and contemporary buildings, world famous cricket ground and established cosmopolitan atmosphere, St John's Wood is one of central London's most soughtafter addresses.

ASTON CHASE

67-71 Park Road
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Guide Price
£14,950,000
Subject To Contract

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Freehold

Just a short distance by road or underground to London's West End and City, yet set apart due to its unique architectural heritage and history, and the 400 acres of neighbouring Regent's Park and Primrose Hill, St John's Wood has been a highly desirable place to live over the last 200 years.

Queens Grove approximately 0.6 miles from the green open spaces of Primrose Hill. Furthermore the property is ideally located within close proximity to St John's Wood Underground Station (approximately 0.4 miles) and Swiss Cottage Underground (approximately 0.5 miles), providing connections on the Jubilee Line.

The property is also close to some of the most renowned schools in North West London, and the world class shops, boutiques and restaurants and cafés of St John's Wood (approximately 0.5 miles) and Primrose Hill (approximately 1.1 miles).



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ACCOMMODATION

- Drawing room
- Reception room
- Sitting room
- Entertaining/Family room
- Dining room
- Kitchen/Breakfast room
- Principal bedroom with dressing room and en-suite bathroom
- Four further bedrooms with en-suites
- Staff bedroom
- x2 cloakrooms
- Utility room

AMENITIES

- 92ft southerly facing garden
- Garden store
- Gated off street parking

COUNCIL TAX: H

EPC RATING: D



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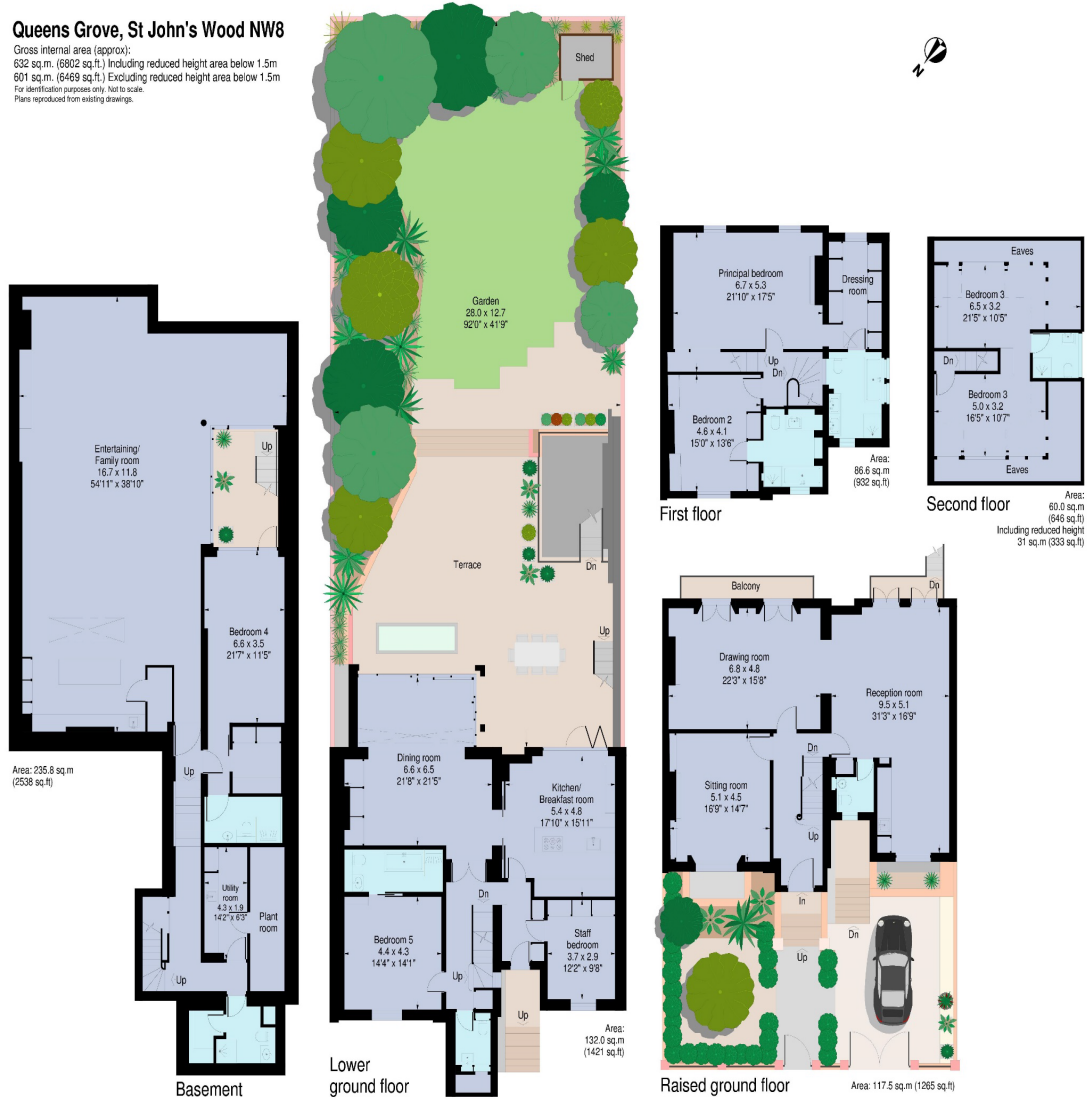
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Queens Grove, St John's Wood NW8

Gross internal area (approx):
632 sq.m. (6802 sq.ft.) Including reduced height area below 1.5m
601 sq.m. (6469 sq.ft.) Excluding reduced height area below 1.5m
For identification purposes only. Not to scale.
Plans reproduced from existing drawings.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	71
(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.

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