



BLenheim TERRACE

St John's Wood
London
NW8

Asking Price
£3,750,000

Sole Agent

A well maintained, 3 bedroom end of terrace period family home (2,176 sq ft/202 sq m) situated within this quiet cul-de-sac on the west side of St John's Wood.

ASTON CHASE

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astonchase.com

BLENHEIM TERRACE

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Asking Price
£3,750,000
Subject To Contract

Sole Agent

Freehold

The house offers an abundance of charm and has retained many original period features, off street parking for 2 cars, 82ft southerly facing garden and roof terrace.

Blenheim Terrace is well located for the shops and cafes of St John's Wood High Street, the Underground Station (Jubilee Line) and the American School in London.



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ACCOMMODATION

- Drawing Room
- TV/Library
- Fitted Kitchen
- Dining Room
- Family Room
- Principal Bedroom with en-suite Bathroom
- 2 Further Bedrooms (Subject to planning, opportunity to create a 4th Bedroom)
- Family Bathroom
- 2 x Cloakrooms
- Utility

AMENITIES

- 82ft Landscaped Rear Garden
- Roof Terrace
- Off Street Parking for 2 cars
- Vault Storage
- Shed

COUNCIL TAX: H

EPC RATING: D

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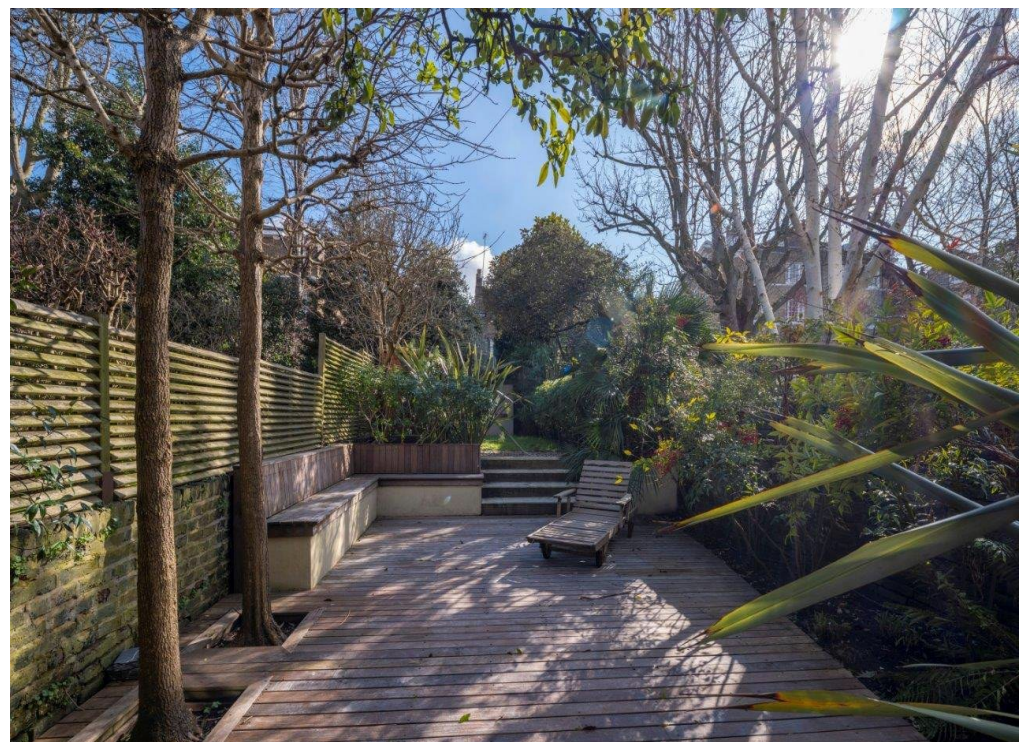
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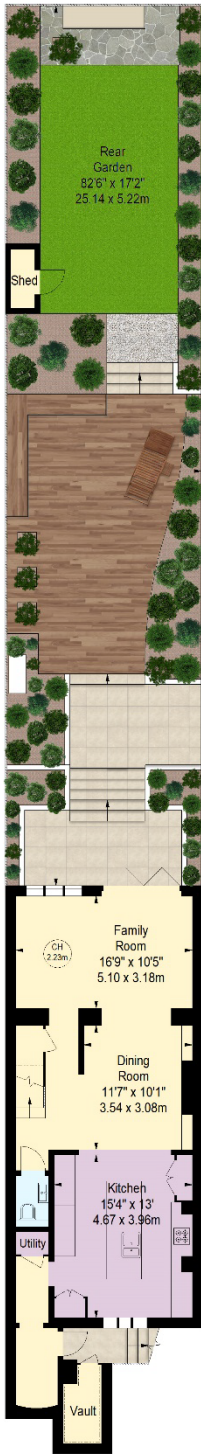
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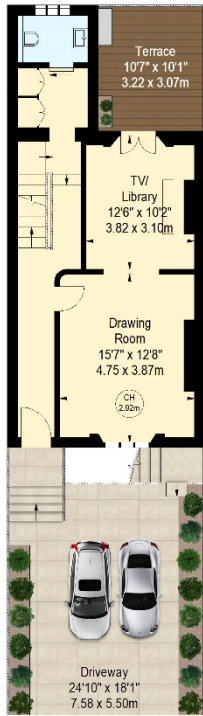


Blenheim Terrace,
St Johns Wood, NW8

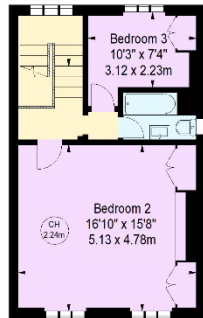
Approximate gross internal area
202.15 sq m / 2,176 sq ft

(Including Vault)
Vault (Restricted Height Under 1.5m)
2.23 sq m / 24 sq ft

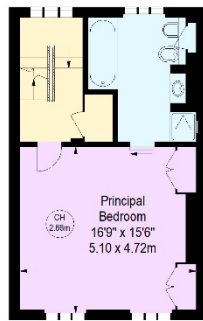
Key :
CH - Ceiling Height



Ground Floor



Second Floor



First Floor

Lower Ground Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.