



WELLS RISE

St John's Wood
London
NW8

Asking Price
£3,595,000

Sole Agent

This exceptional three-bedroom family home (246 sq.m / 2,657 sq.ft) is set across four floors and offers bright, spacious, well-designed living spaces.

The ground floor features a modern open-plan kitchen/dining room with access to a south-west facing garden. On the first floor, a bright and expansive reception room provides both living and entertaining areas, leading to a private terrace. The second floor comprises the principal bedroom with an en-suite shower room, along with two additional bedrooms that share a family bathroom.

ASTON CHASE

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Subject To Contract

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Freehold

Further benefits include a basement utility room, storage area, a private lock-up garage, and off-street parking.

Wells Rise is ideally situated, just moments from the scenic Primrose Hill and Regent's Park, as well as a short walk from St John's Wood High Street and St John's Wood Underground Station (Jubilee Line).



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ACCOMMODATION

- Entrance Hall
- Modern Kitchen/Dining Room
- Large 1st Floor Reception
- Private Terrace
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Guest WC

AMENITIES

- Utility Room
- Storage Room
- Rear Garden
- Private Terrace
- Integral Garage
- Off-Street Parking

COUNCIL TAX: H

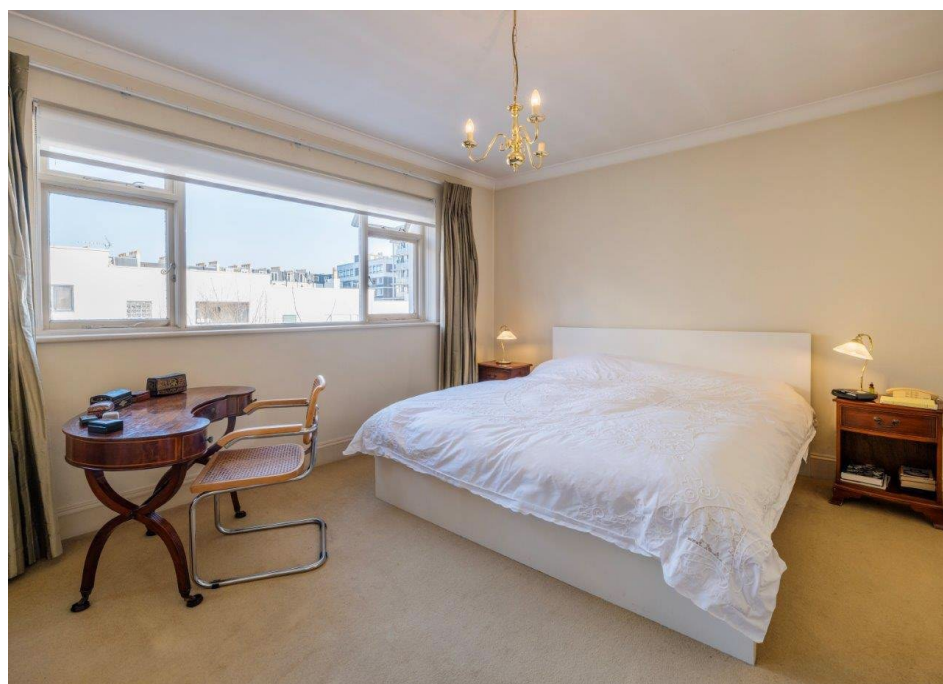
EPC RATING: D



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Wells Rise,
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Approximate gross internal area
246.84 sq m / 2657 sq ft



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