



LOUDOUN ROAD

St John's Wood
London
NW8

Guide Price
£4,750,000

Sole Agent

A well presented six bedroom modernised Freehold family house (286 sq m/3,080 sq ft), providing spacious accommodation, entertainment flexibility, and a work-study area. The house further benefits from having off street parking for one car, a landscaped back garden, a Control 4 Smart System, a Poggenpohl Kitchen with Gaggenau appliances, and a fantastic spiral wine cellar with 1000 bottle capacity.

ASTON CHASE

67-71 Park Road
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Guide Price
£4,750,000
Subject To Contract

Sole Agent

Freehold

Loudoun Road is situated on the West side of St John's Wood, and is located within a short walking distance to the American School of London (ASL) as well as the fashionable boutiques and restaurants of St John's Wood High Street and St John's Wood Underground Station (Jubilee Line).

COUNCIL TAX: H

EPC RATING: C



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ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom and Dressing room
- Five Further Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Family Shower Room
- Drawing Room
- Family Room
- Study
- Kitchen/Breakfast Room
- Dining
- Play Room

AMENITIES

- Off Street Parking for One Car
- 1,000 Bottle Capacity Wine Cellar
- Poggenpohl Kitchen with Gaggenau appliances
- Control 4 Smart Home System
- Banham Security System
- Lutron Lighting
- Cat 6 Wiring throughout
- Rear Garden



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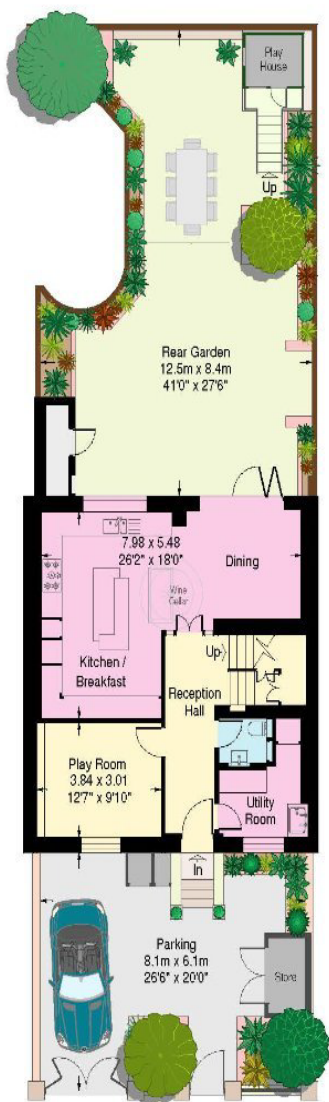
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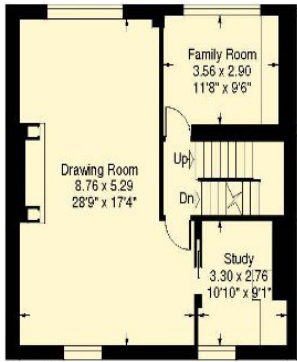


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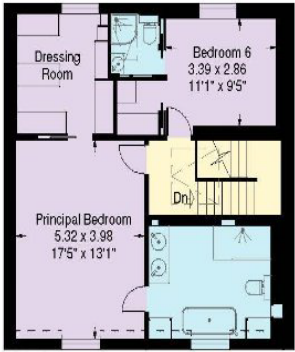


Loudoun Road,
St John's Wood, NW8

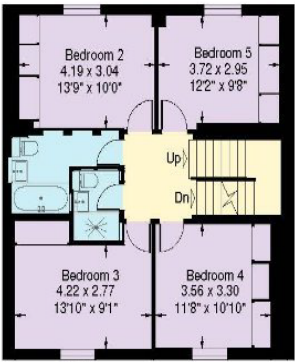
Approximate Gross Internal Area:
286.1 sq.m. / 3080 sq.ft.
(including Cellar and reduced height area,
below 1.5m - denoted with dashed line)
Cellar - 2.7 sq.m. / 29 sq.ft.
Reduced height area - 1.3 sq.m. / 14 sq.ft.



First Floor



Third Floor



Second Floor

Floor Plans produced by
Proplan
01491 842925

All measurements and figures are taken
in accordance with RICS guidelines.
This plan is for guidance only and must
not be relied upon as a statement of fact.

APPROX. SCALE
0 1 2 3 4 5 10 Ft
0 1 2 3 M

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