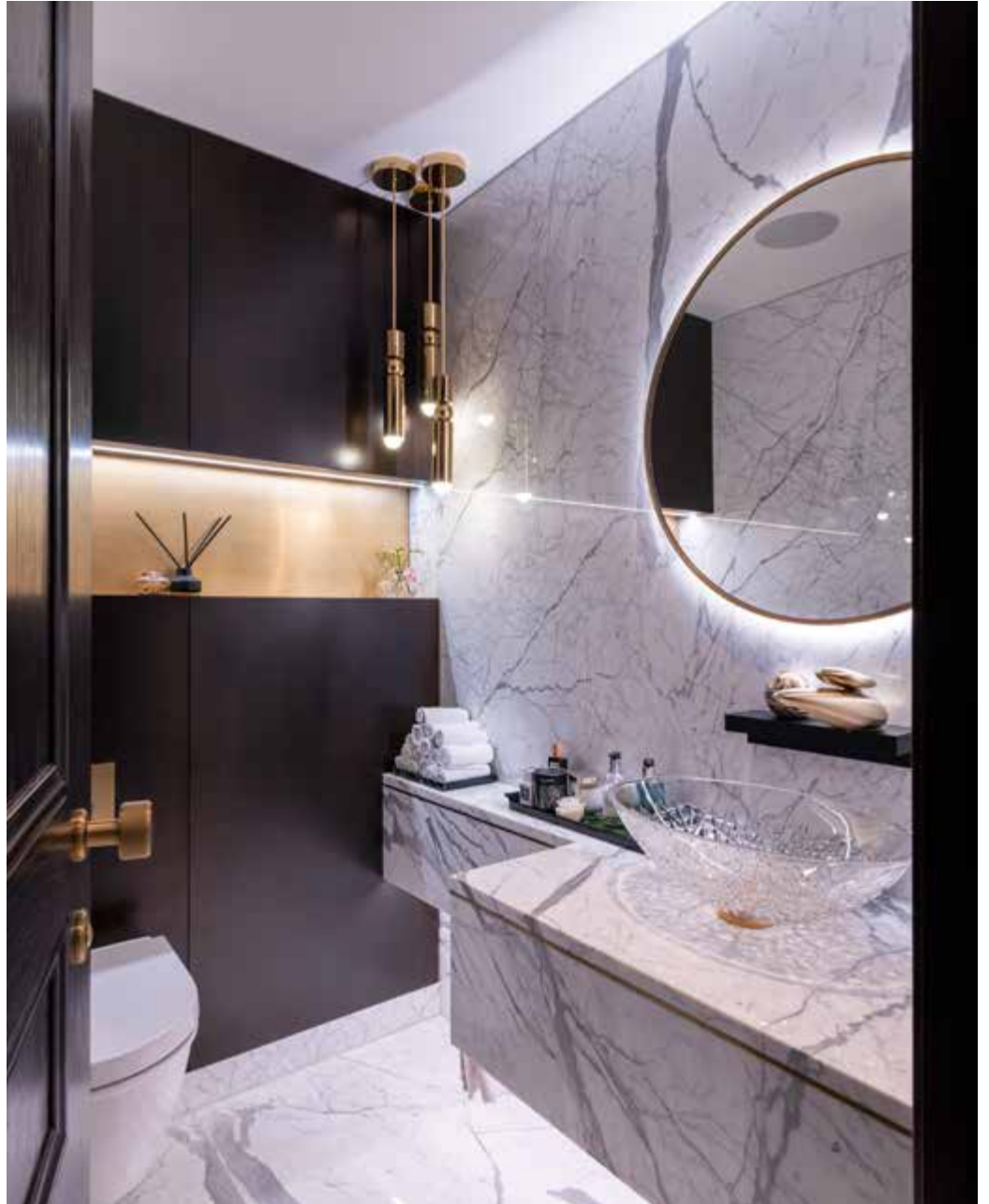


GROVE END ROAD

ST JOHN'S WOOD, LONDON NW8











AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A GRAND, SEMI-DETACHED RESIDENCE ON ONE OF ST JOHN'S WOOD'S MOST PRESTIGIOUS ROADS.

This substantial home spans four meticulously planned levels, offering contemporary elegance and extensive living space, enhanced by cutting-edge technology and premium amenities.

On the ground floor, a grand entrance lobby leads to a formal reception and dining room, a spacious kitchen and family room, a guest room with en suite, and a cloakroom. The layout is ideal for entertaining and family life, with seamless flow between indoor and outdoor spaces.

The first floor hosts the principal bedroom suite, complete with a luxurious en suite and dressing area, alongside two further bedrooms, a family room, and a shared shower room. The second floor offers three additional bedrooms, two with en suites, a dressing room, and a family bathroom, all arranged around a central landing.

The basement level is a standout feature, designed for both luxury and practicality. It includes an indoor swimming pool, jacuzzi area, steam room, a gym/playroom, a dedicated study, and a fully equipped kitchen. Two staff bedrooms, a utility room, plant room, AV server room, and multiple storage areas ensure the space is as functional as it is indulgent. A lift connects all floors, enhancing accessibility throughout.

This home is equipped with a comprehensive Crestron and Lutron automation system, allowing full control of lighting, blinds, and integrated ceiling speakers in every room. Security is top-tier, with a CCTV camera network and laser security system in place. A central air conditioning system with smart KNX temperature control ensures year-round comfort and once set, the system intelligently maintains your preferred climate without the need for adjustments.

The property also benefits from gated off-street parking, providing both convenience and security in this highly sought-after location.









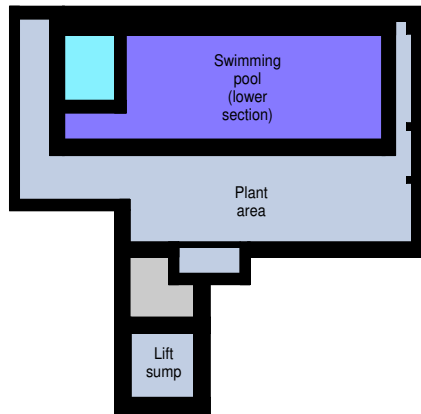




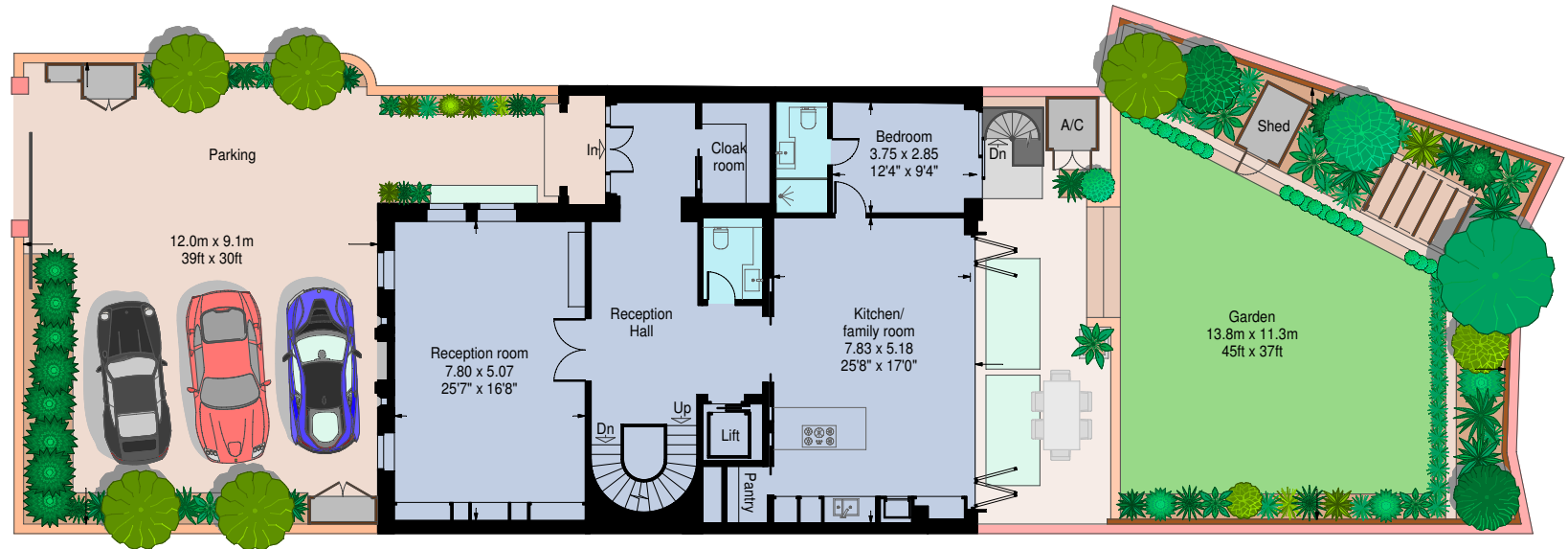




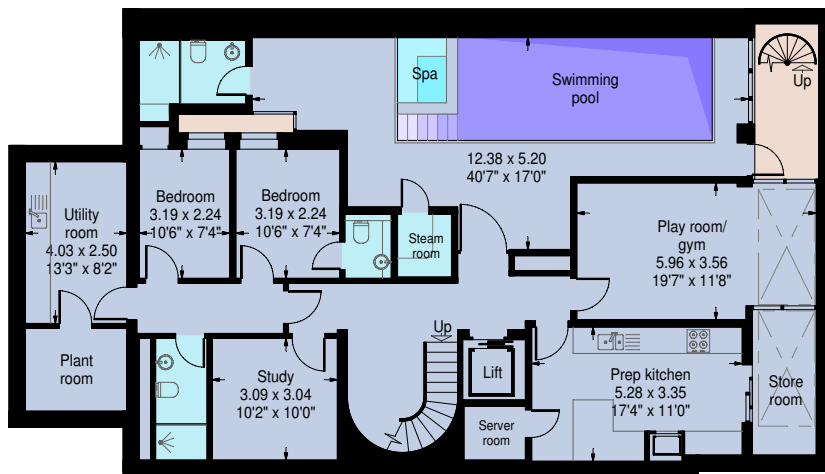
GROSS INTERNAL AREA (APPROX)
588.8 sq.m. (6,338 sq.ft.) including sub basement



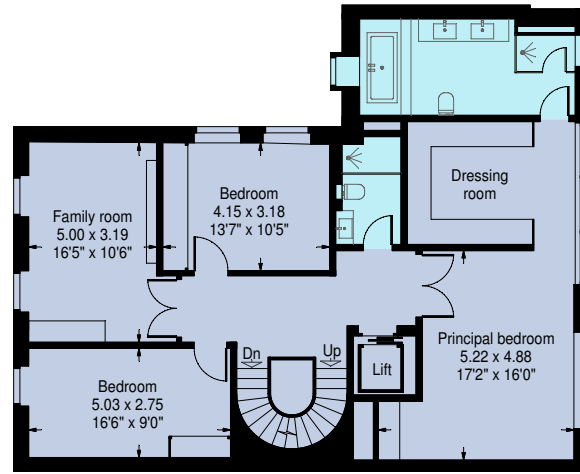
SUB BASEMENT



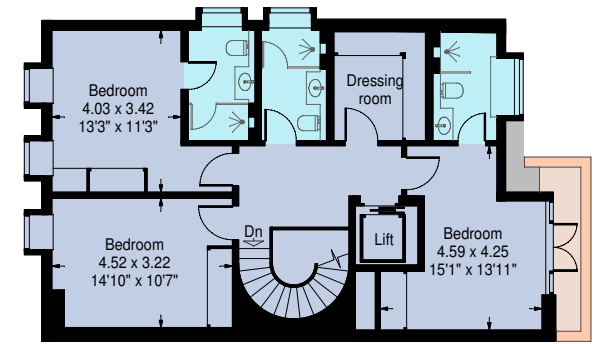
GROUND FLOOR



BASEMENT



FIRST FLOOR



SECOND FLOOR





LOCATION

Perfectly positioned, the property is approximately 0.3 miles from St John's Wood High Street, 0.4 miles from St John's Wood Underground Station (Jubilee Line), and 0.6 miles from the open green spaces of Regent's Park. Central London is easily accessible, with Bond Street approximately 2.5 miles away and Mayfair approximately 3 miles, making this an ideal location for both tranquil living and city connectivity.

This home is a true canvas for bespoke luxury, with architectural plans in place for a refined and modern lifestyle. It offers privacy, prestige, and proximity in equal measure.



TERMS

Guide price £12,950,000

City of Westminster

Freehold

Council Tax Band: H



ASTON CHASE

enquiries@astonchase.com

+44 (0) 20 7724 4724

Viewing: Strictly by appointment with Aston Chase.

Important notice

Aston Chase, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Aston Chase have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 25/05/08 ML