



## HALL GATE

St John's Wood  
London  
NW8

Asking Price  
£3,650,000

Sole Agent

An opportunity to acquire a 4-bedroom family home (2760sq.ft/256.40sq.m) in this sought after private close excellently positioned in the heart of St Johns Wood. This house has been renovated to the highest of standards and features an array of home comforts rarely seen at this level of the market and must be viewed to be fully appreciated. Further benefits include a south facing patio garden, off street parking within the private close, residents permits and a lock up garage.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
enquiries@astonchase.com

astonchase.com

## HALL GATE

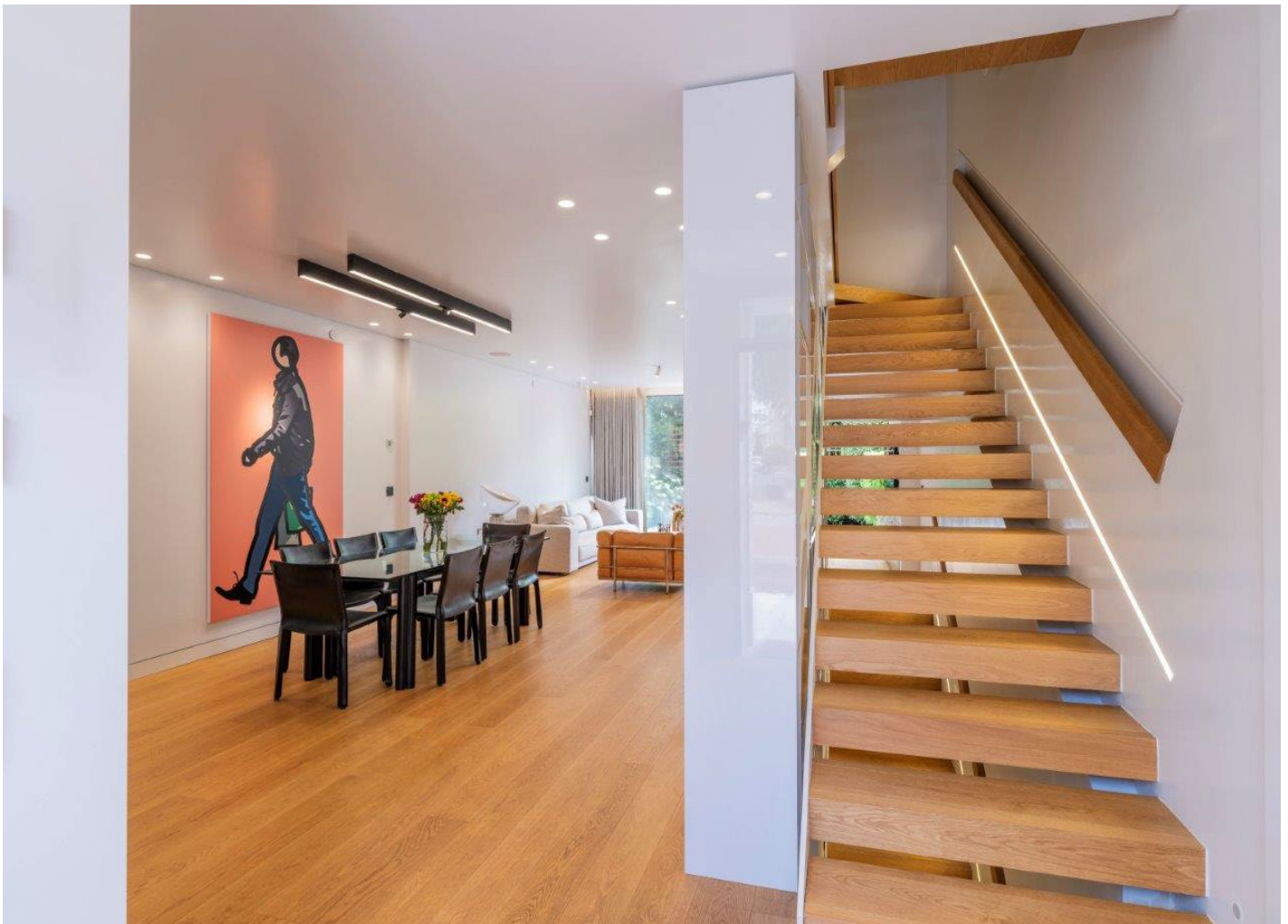
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London  
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Hall Gate is exceptionally positioned within a short walk from St Johns Wood (Jubilee) and Maida Vale(Bakerloo) Underground Stations, St Johns Wood High Street, and the green open spaces of Regents Park.

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£3,650,000  
Subject To Contract

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Freehold



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## ACCOMMODATION

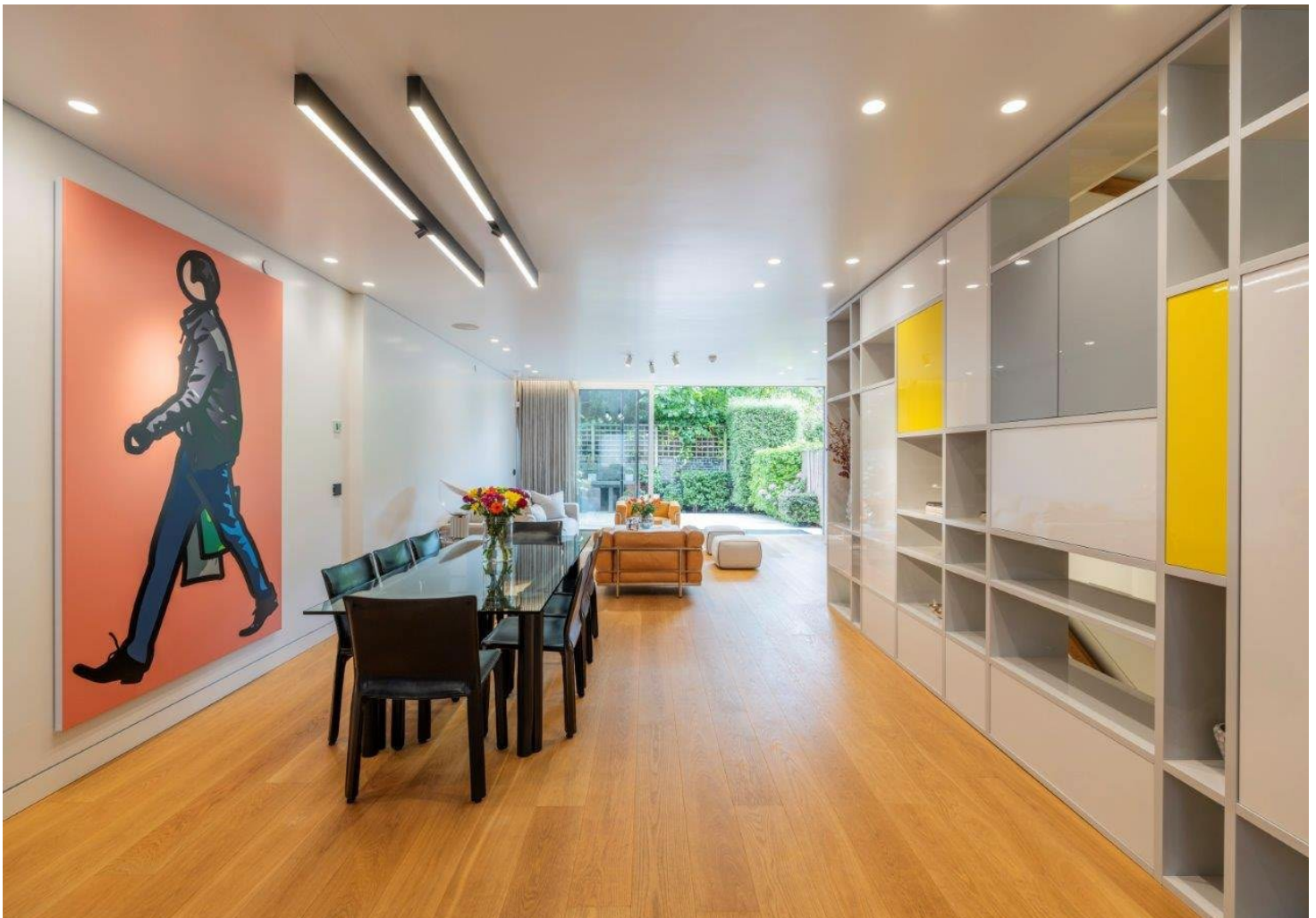
- Large Open Plan Living Space
- Kitchen/Dining Room
- Study
- Principal Bedroom with En-Suite Bathroom and Dressing Room
- Three Further Bedrooms all with En-Suite Bathrooms
- Family Shower Room

## AMENITIES

- Underfloor Heating
- KNX Smart Home System
- Lock Up Garage
- Residents Parking
- Off Street Parking

COUNCIL TAX: H

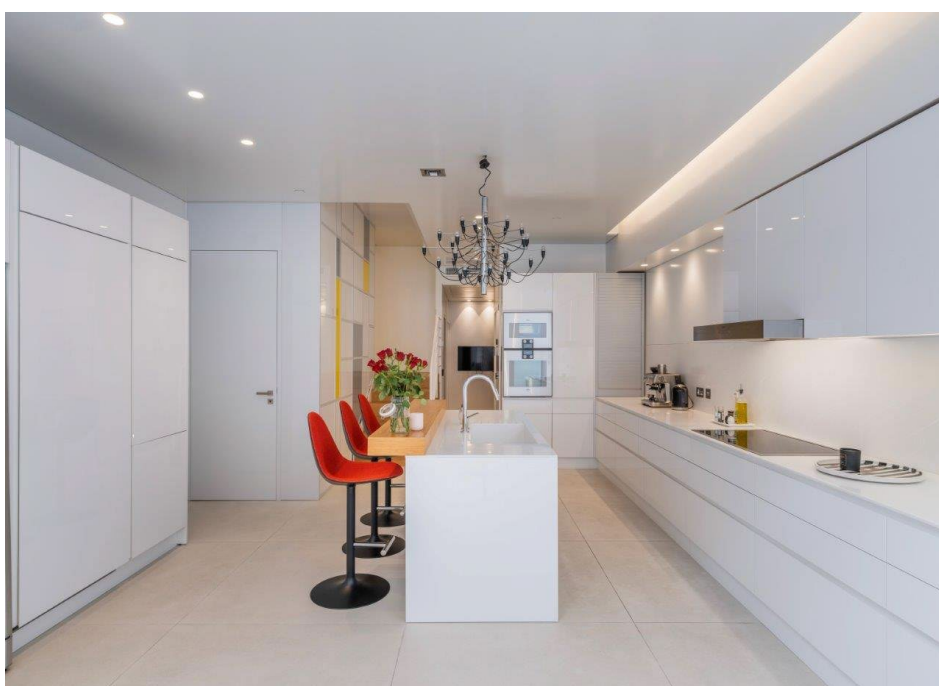
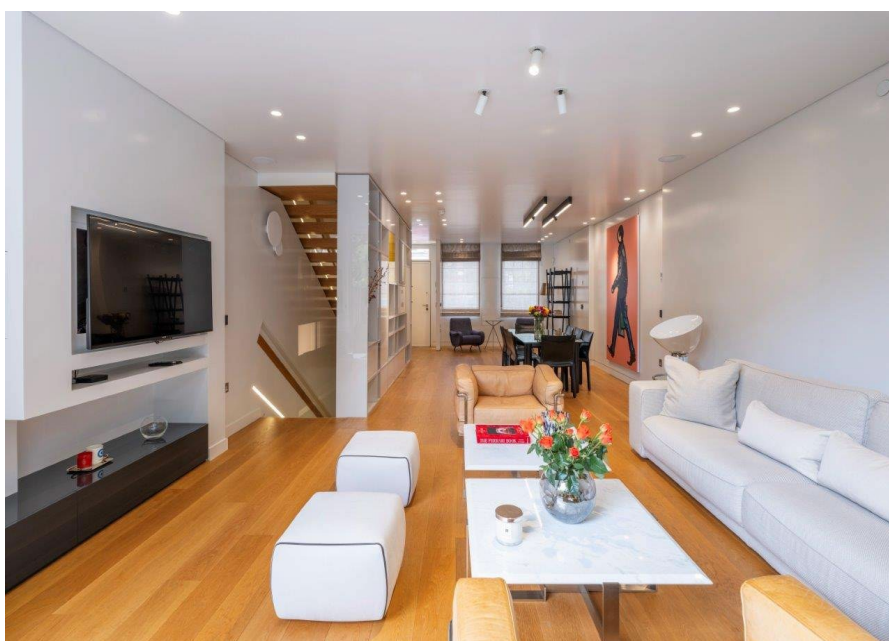
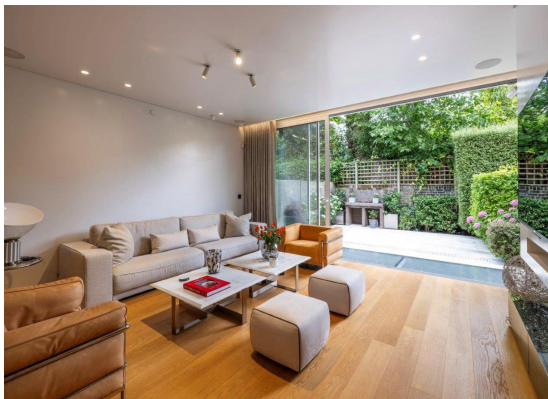
EPC RATING: C



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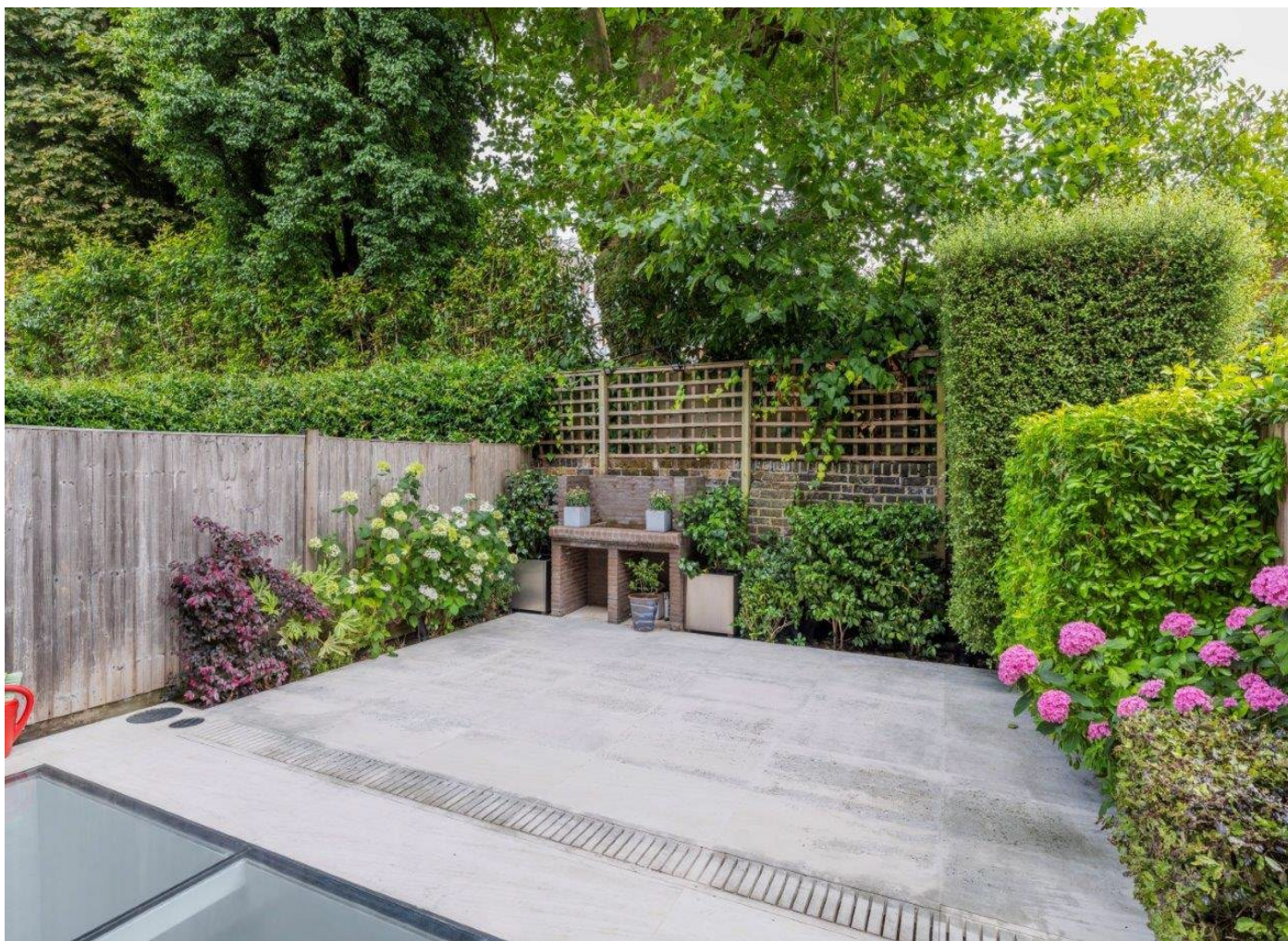
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## Hall Gate, St John's Wood, NW8

Approximate gross internal area  
256.40 sq m / 2,760 sq ft

(Including Eaves Storage, Restricted Height Under 1.5m, Loft & Garage )  
 Eaves Storage & Restricted Height Under 1.5m  
 10.03 sq m / 108 sq ft  
 Loft  
 11.43 sq m / 123 sq ft  
 Garage  
 17.56 sq m / 189 sq ft

Key :  
CH - Ceiling Height



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.