



ACACIA GARDENS

St John's Wood
London
NW8

Asking Price
£2,950,000

Sole Agent

An opportunity to acquire a recently renovated four bedroom townhouse (240.70 sq m/2,591 sq ft) fantastically positioned in this quiet cul de sac right in the heart of St John's Wood. This excellent home offers light and well planned accommodation with the added benefit of a Southwest facing garden and a lock up garage with mezzanine storage.

ASTON CHASE

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

astonchase.com

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Acacia Gardens is in the heart of St John's Wood literally moments from St John's Wood Tube Station (Jubilee Line), the High Street with the various eateries and amenities and the green open spaces of Regent's Park.

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Subject To Contract

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Freehold



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ACCOMMODATION

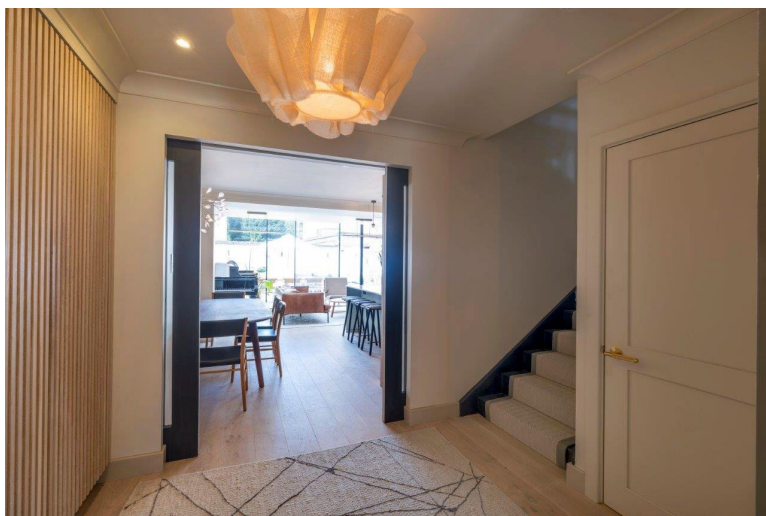
- Principal Bedroom with En Suite Shower Room
- 3 Further Bedrooms (Two En Suite)
- Living/Dining Room
- Kitchen
- Open Plan Sitting Room
- Guest Cloakroom
- Family Bathroom
- Study

AMENITIES

- Southwest Facing Garden
- Balcony
- Lock up Garage

COUNCIL TAX: G

EPC RATING: TBC



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Acacia Gardens, NW8

Approximate gross internal area

240.70 sq m / 2591 sq ft

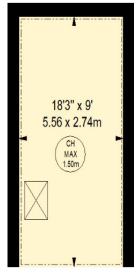
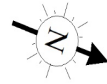
(Including Eaves Storage, Restricted Height Under 1.5m, Garage & Mezzanine)

Eaves Storage & Restricted Height Under 1.5m

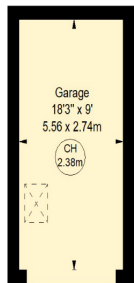
52.86 sq m / 569 sq ft

Garage & Mezzanine

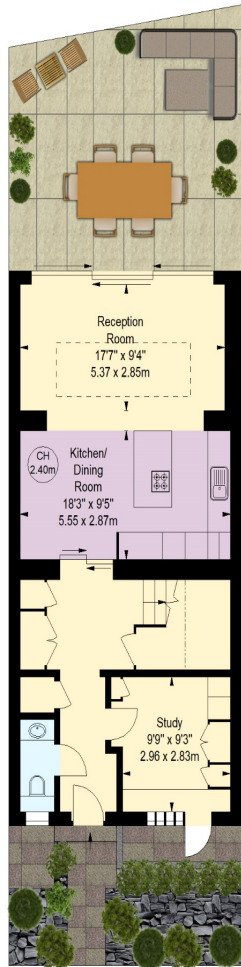
30.56 sq m / 329 sq ft



Mezzanine

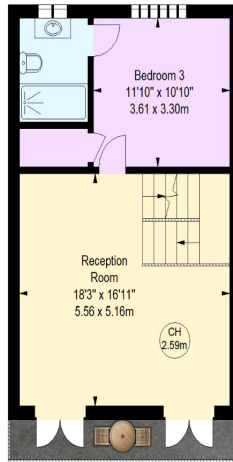


Ground Floor
(Not shown in actual location / orientation)

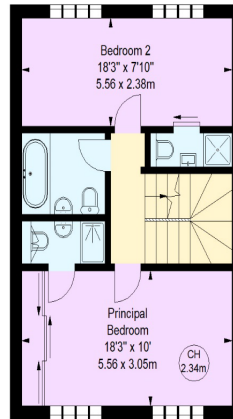


Ground Floor

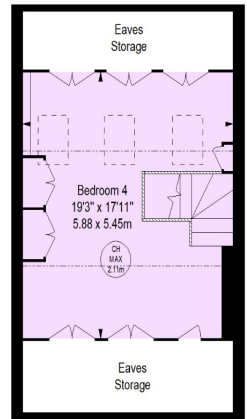
Key :
CH - Ceiling Height



First Floor



Second Floor



Third Floor



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.