



ALMA SQUARE

St Johns Wood
London
NW8

Guide Price
£4,500,000

Joint Sole Agent

A rare opportunity to purchase an immaculately presented four-bedroom family house (236.80 sq m/2,549 sq ft) backing directly onto the only private communal gardens in St. John's Wood. The house has been recently refurbished and boasts an elegant high ceilinged double reception room on the raised ground floor with full height French doors opening to a balcony that overlooks the delightful communal garden square.

ASTON CHASE

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astonchase.com

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Guide Price
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Subject To Contract

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Freehold

The principal bedroom suite occupies the entire first floor of the property incorporating a large walk in dressing area and a luxurious bathroom. Alma Square is discreetly located within half a mile of St. John's Wood High Street, St. John's Wood Underground station (Jubilee Line) and Maida Vale Underground station (Bakerloo Line).



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ACCOMMODATION

- Principal bedroom with large en-suite dressing room and bathroom
- 3 further bedrooms
- 1 en-suite bathroom
- Family bathroom
- Drawing room
- Reception room/study
- Kitchen/family room
- Guest cloakroom
- Utility room

AMENITIES

- Garden with direct access to the communal garden
- Patio
- Air conditioning in all bedrooms

COUNCIL TAX: H

EPC RATING: E

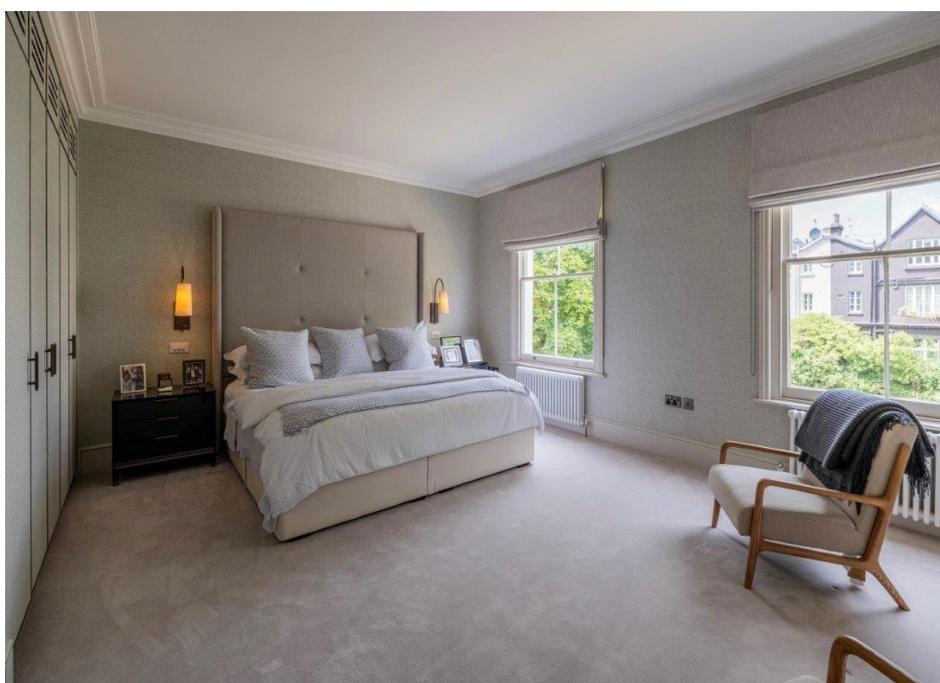
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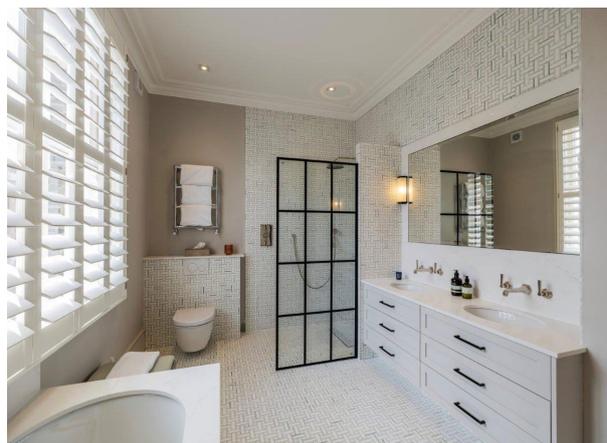
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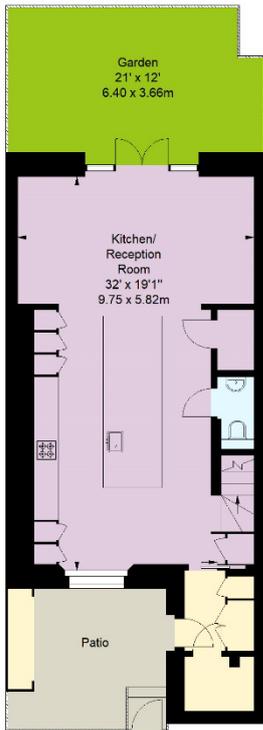


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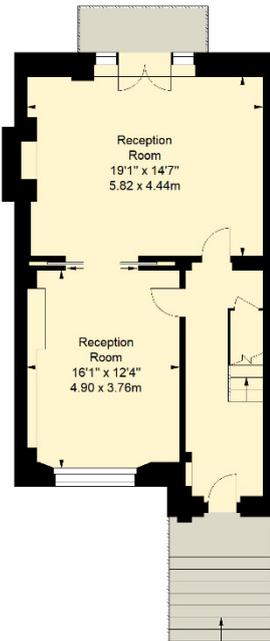
Alma Square, NW8

Approximate gross internal area
236.80 sq m / 2,549 sq ft

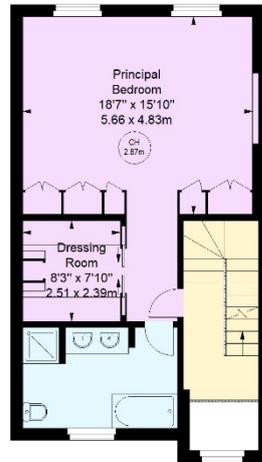
Key :
CH - Ceiling Height



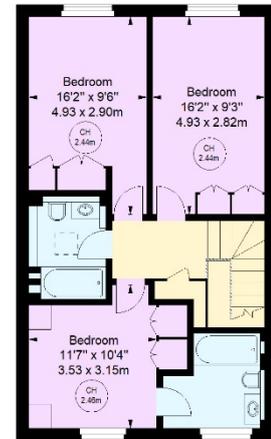
Ground Floor



Raised Ground Floor



First Floor



Second Floor



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		81 B
69-80	C		
55-68	D		
39-54	E	53 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.