

ASTON CHASE

67-71 Park Road
Regent's Park
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VIOLET HILL, St Johns Wood, London, NW8

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VIOLET HILL
St Johns Wood
London
NW8

A beautifully presented two-bedroom townhouse (80.73 sq m/ 869 sq ft) located on a quiet residential street opposite Violet Hill Park.

Asking Price
£1,350,000
Subject To Contract

Arranged over four floors, the property provides bright and versatile living accommodation, two bedrooms and two bathrooms. The house further benefits from a private roof terrace, residents parking and warranty until 2033.

Joint Sole Agent

Freehold

Violet Hill is a peaceful, private road just a short distance to St John's Wood (Jubilee Line) and Maida Vale (Bakerloo Line Underground Stations) and within easy reach of the vast array of shops, restaurants, cafes and bars of both Little Venice and St John's Wood.



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ACCOMMODATION

- Open plan kitchen/reception room
- Further separate reception room/study
- Principle bedroom
- Family bathroom
- Second bedroom with en-suite shower room

AMENITIES

- Private roof terrace
- Residents parking

COUNCIL TAX: E

EPC RATING: C



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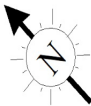
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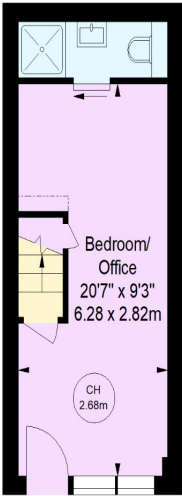
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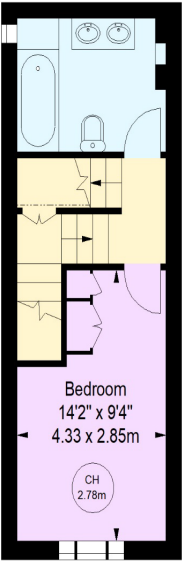
Violet Hill,
St John's Wood, NW8
Approximate gross internal area
80.73 sq m / 869 sq ft
Approximate terrace area
10.22 sq m / 110 sq ft
Approximate gross internal area including terrace
90.95 sq m / 979 sq ft



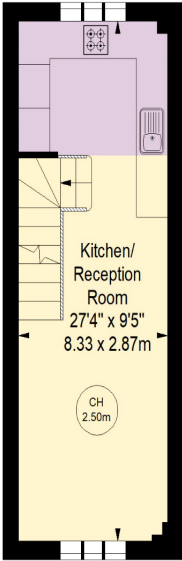
Key :
CH - Ceiling Height



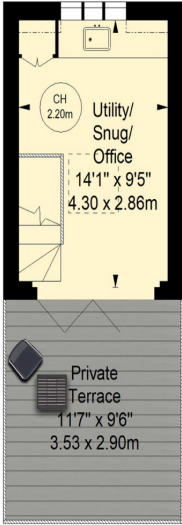
Ground Floor



First Floor



Second Floor



Third 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		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

