

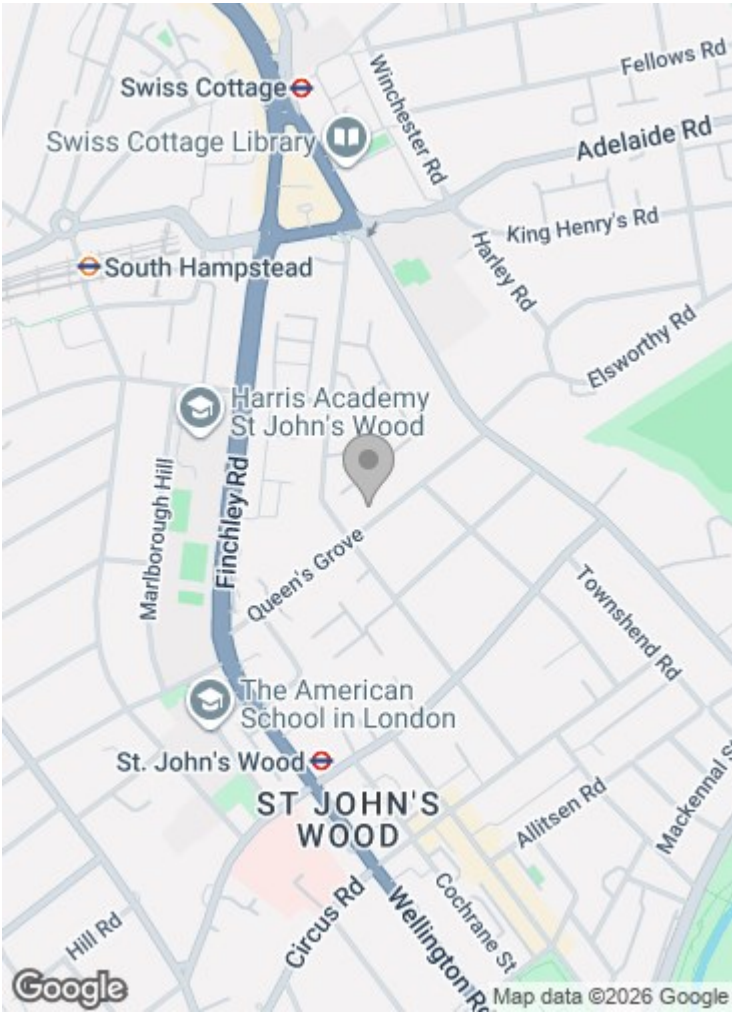


Queens Grove St John's Wood NW8 6HH

£8,250 per week

A beautifully appointed and elegant semi-detached family house comprising 4,462 sq.ft/ 414.57 sq.m and situated on the favoured East side of St John's Wood. The house is set behind gates with parking for 3/4 cars and amenities include air conditioning in all principal rooms and bedrooms, Crestron lighting and a surround sound system. The accommodation offers a perfect balance of bedrooms and living space over 4 floors with a sumptuous principal suite occupying the entire first floor, a further 4 bedrooms, 3 bathrooms (2 en-suite), a ground floor formal double reception room, study and family media room. To the lower ground floor is fully equipped kitchen breakfast room with Gaggenau and Sub Zero appliances with adjoining family/dining room, a utility room and a mature split level garden with the additional benefit of a self contained studio room/gym.

Queens Grove is superbly situated within half a mile to all the shopping and transport facilities of St John's Wood High Street and the open spaces of Regents Park and Primrose Hill. The nearest Underground Station is St John's Wood (Jubilee line) 0.4 miles away.



Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particular shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

85 - 87 BAYHAM STREET
LONDON NW1 0AG

45 CIRCUS ROAD
LONDON NW8 9JH

T: +44 0207 1234 152
info@phillipsharrod.com

