

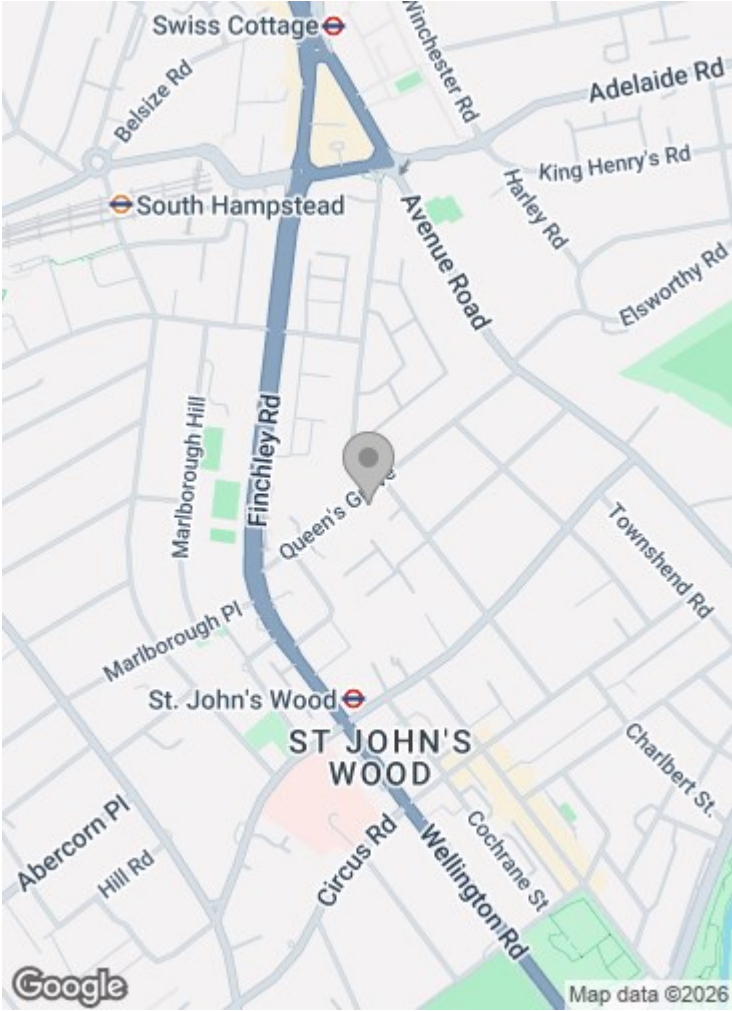


**Queens Grove  
St John's Wood NW8 6EL**

**Asking price £3,250,000**

Sole Agent - A charming 3-4 bedroom family home arranged over four floors ( 1,973 sq ft ) located on this popular tree lined road on the east side of St Johns Wood. The house benefits from 3 bedrooms, bedroom 4 / study, a double aspect reception room, open plan kitchen, family / dining room, separate utility room, guest WC and a lovely south east facing garden. Queens Grove is situated within easy walking distance of the cafes boutiques and restaurants of St Johns Wood High Street and the underground tube station. ( Jubilee Line )





Queens Grove, NW8

Approximate Gross Internal Area = 1973 sq ft / 183.3 sq m

Restricted Height = 18 sq ft / 1.7 sq m



PRIME|PERSPECTIVES

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

**Certified Property Measurer**

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.

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