



Queens Grove, St John's Wood NW8

**PHILLIPS
HARROD**
LONDON'S PRIME REAL ESTATE

85 - 87 BAYHAM STREET
LONDON NW1 OAG

45 CIRCUS ROAD
LONDON NW8 9JH

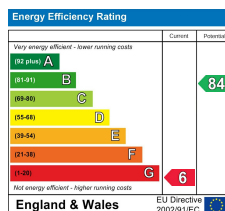
Sole Agent - A charming 3-4 bedroom family home arranged over four floors (1,973 sq ft) located on this popular tree lined road on the east side of St Johns Wood. The house benefits from 3 bedrooms, bedroom 4 / study, a double aspect reception room, open plan kitchen, family / dining room, separate utility 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)

ASKING PRICE: £3,250,000

TENURE: Freehold

EPC RATING: G

COUNCIL TAX BAND: H



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

Restricted Height = 18 sq ft / 1.7 sq m

