

ACACIA ROAD



ST.JOHN'S WOOD | NW8

ACACIA ROAD | ST JOHNS WOOD | NW8

AN ELEGANT, IMPECCABLY DESIGNED VICTORIAN FAMILY HOUSE

An elegant, impeccably designed Victorian family house of 3,374 square feet situated on one of the finest roads on the East side of St John's Wood.

Located just off Avenue Road the house has been meticulously refurbished over the last several years and offers elegant family accommodation along with secure off-street parking and garden.

ACCOMMODATION

Entrance Hall | Study | Guest WC
Kitchen Breakfast Room | Dining Room | Utility Room
Office | Double Reception Room
Master Bedroom Suite | A Further Three Bedrooms
Bathroom | Shower Room | Secure Off Street Parking
Rear Garden | Roof Terrace





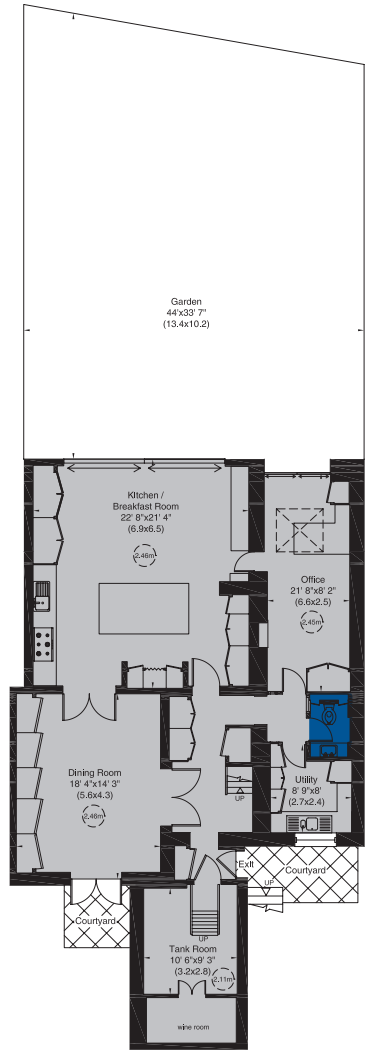


THE HOUSE HAS BEEN METICULOUSLY REFURBISHED



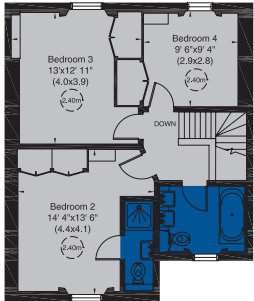
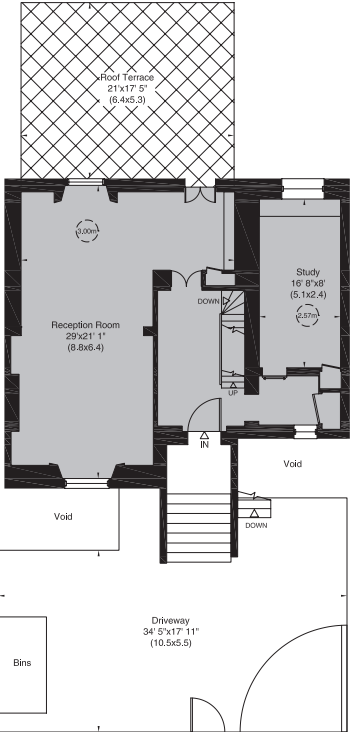
Acacia Road is situated within easy walking distance of the fashionable shops and amenities of St John's Wood High Street and within close proximity of the St John's Wood Underground Station (Jubilee Line) and the open spaces of both Regent's Park and Primrose Hill.



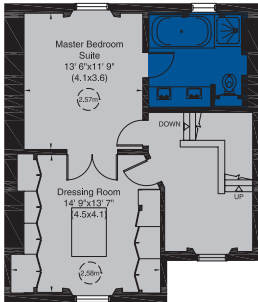


Lower Ground Floor

Gross Internal Area (approx.)
313 sq m / 3,374 sq ft



Second Floor



First Floor

Upper Ground Floor



MISREPRESENTATION ACT 1967 Ian Green Residential for themselves and for the vendors and lessors of the above property(ies), whose agents they are, give notice that:- (1) These particulars are intended only as a guide to prospective purchasers or lessors to enable them to decide whether to make further enquiries with a view to taking up negotiations. They do not constitute, nor constitute any part of an offer or contract. (2) All statements contained on these particulars as to this (these) property (ies) are made without responsibility on the part of Ian Green Residential or the vendors or the lessors. (3) None of the statements contained in these particulars as to this (these) property (ies) are to be relied upon as statements or representations of fact, nor should they be relied upon for any purpose whatever. Accordingly, neither their accuracy nor the continued availability of the property (ies) is in any way guaranteed and they are furnished on the express understanding that neither Ian Green Residential nor the vendor or lessor are to be or become under any liability or claim in respect of their contents. (4) The vendor or lessor does not hereby make or give nor do Ian Green Residential have any authority to make or give any representation or warranty whatsoever as regards to the property (ies) or otherwise. (5) Any intended purchaser or tenants must satisfy themselves by inspection or otherwise as to the correctness or each of the statements contained in these particulars. (6) In the event of the agents supplying any further information or expressing any opinion to a prospective purchaser or lessor whether oral or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.

TERMS:
FREEHOLD
POA

IAN GREEN
RESIDENTIAL

020 7586 1000

info@iangreenresidential.com
www.iangreenresidential.com