



**6 St Johns Wood Road, St John's Wood**  
**London NW8 8RE**  
**Asking price £5,495,000 Freehold**





A beautifully presented Grade II listed end of terrace period house comprising 4,227 sq ft (392 sq mtrs). The property offers an abundance of family living space as well as offering wonderful bedroom accommodation throughout the house.

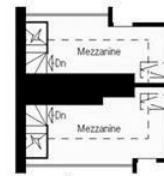
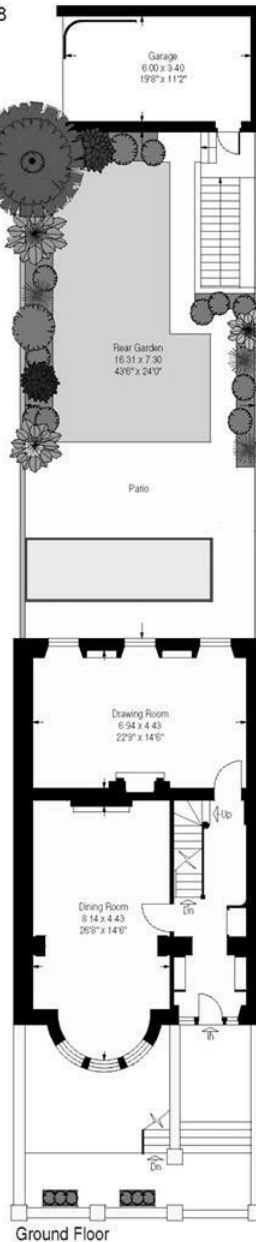
Further benefits include a south westerly facing garden. Located opposite the junction of Hamilton Terrace, St John's Wood Road is only moments walk to the amenities of Little Venice and St John's Wood High Street as well as St John's Wood (Jubilee Line) and Warwick Avenue (Bakerloo Line) Underground Stations.



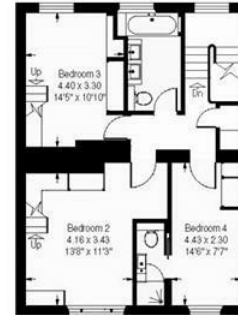


# 6 St.Johns Wood Road, London NW8

Approximate Gross Internal Area:  
House - 392.7 sq.mts. / 4227 sq.ft.  
(not including reduced height area,  
below 1.5m - denoted with dashed line)  
Vaults - 8.2 sq.mts. / 88 sq.ft.  
Garage - 20.4 sq.mts. / 220 sq.ft.  
Reduced height area - 8.7 sq.mts. / 94 sq.ft.



Mezzanine



Second Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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