



**1 The Lane, St John's Wood**  
**London NW8 0PN**  
**Asking price £6,495,000 Freehold**

A low built detached house Situated in a private gated close of just eight houses located off Marlborough Place on the West side of St John's Wood. The property which requires modernisation has the potential subject to the necessary planning permissions to create a wonderful family home. Having all the principal accommodation on two floors only is a unique characteristic of these special houses. The property comprises a double reception room, dining room along with a spacious kitchen breakfast room. There are five bedrooms, three bathrooms two en-suite. There is also a South facing garden and the opportunity to create an additional private driveway if required.

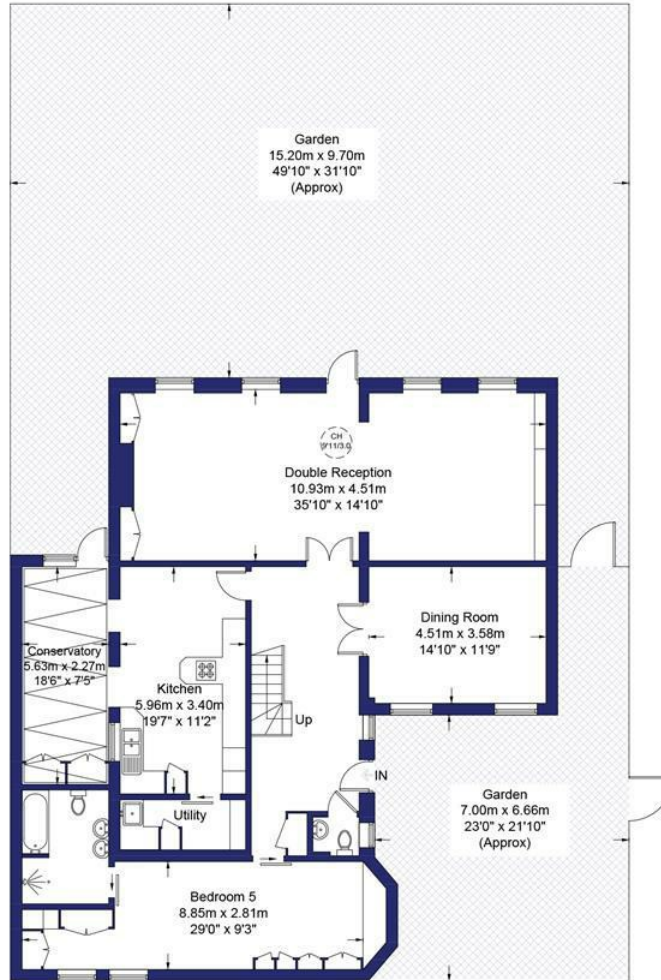
Entrance Hall, Guest WC, Kitchen Breakfast Room, Conservatory, Dining Room, Double Drawing Room, Principal Bedroom Suite, A Further Four Bedrooms, A Further Two Bathrooms, Private South Facing Garden, Freehold, Gated Private Road.



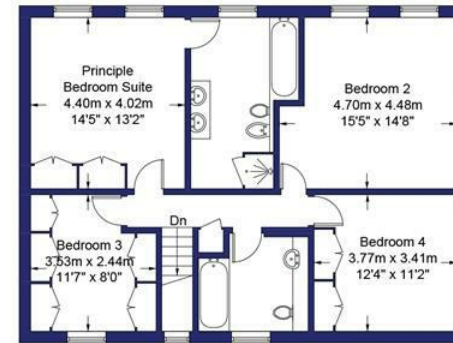


# 1 The Lane, NW8



Approximate Gross Internal Area = 2702 sq ft / 251 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A		53	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
			



**Certified  
Property  
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID863971)

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