



NORFOLK ROAD, ST JOHN'S WOOD
LONDON, NW8

ARLINGTON
RESIDENTIAL

A substantial family house, set in private spacious grounds, located in the heart of St John's Wood. This unique Italianate villa, originally built in 1830, has come to the market for the first time in over 40 years. The property is located on the prestigious Norfolk Road, on the East side of St John's Wood, approximately 0.3 miles from St John's Wood Underground station (Jubilee Line) and 0.1 miles from the boutique shops, restaurants and cafes on St John's Wood High Street. It is also in close proximity to Regent's Park, Primrose Hill and the American School. The property has been with the same family and continuously lived in for over four decades. There is significant potential for renovation to create a wonderful family home. The property offers a large double reception room and 11-foot ceilings, as well as original cornicing and other period features throughout the home. The property has a large private driveway and garage, providing off-street parking for four cars. The house includes a beautiful landscaped 71ft private garden with tall trees, a large lawn, patio and a conservatory. Norfolk Road benefits from a prime location providing easy access to London's West End (approximately 3.5 miles), Marylebone High Street (approximately 1.8 miles), and Hampstead Village and Heath (approximately 1.5 miles). Located within proximity of St John's Wood High Street & St John's Wood Underground Station. Freehold, Period features, Landscaped private garden, Unique Grade II listed townhouse, Off street parking for four cars, Garage, Development opportunity.

Council Tax: Westminster/Band H

EPC Rating - D

GUIDE PRICE £6,000,000 Subject To Contract
FREEHOLD
JOINT SOLE SELLING AGENTS



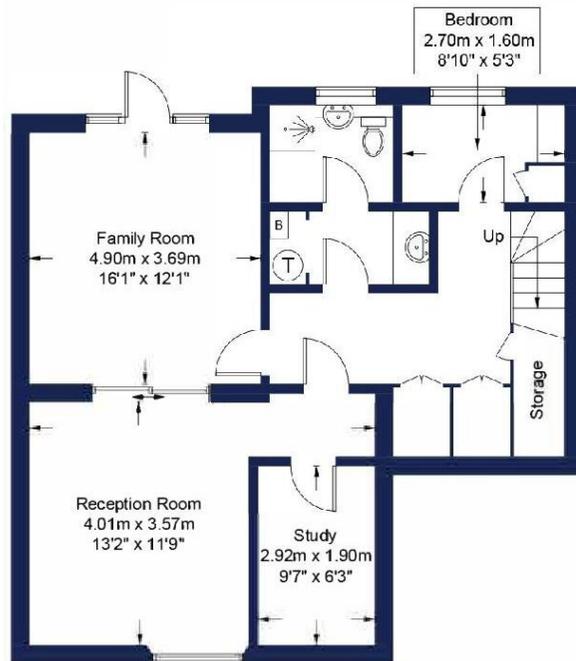
IMPORTANT NOTICE: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation 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.



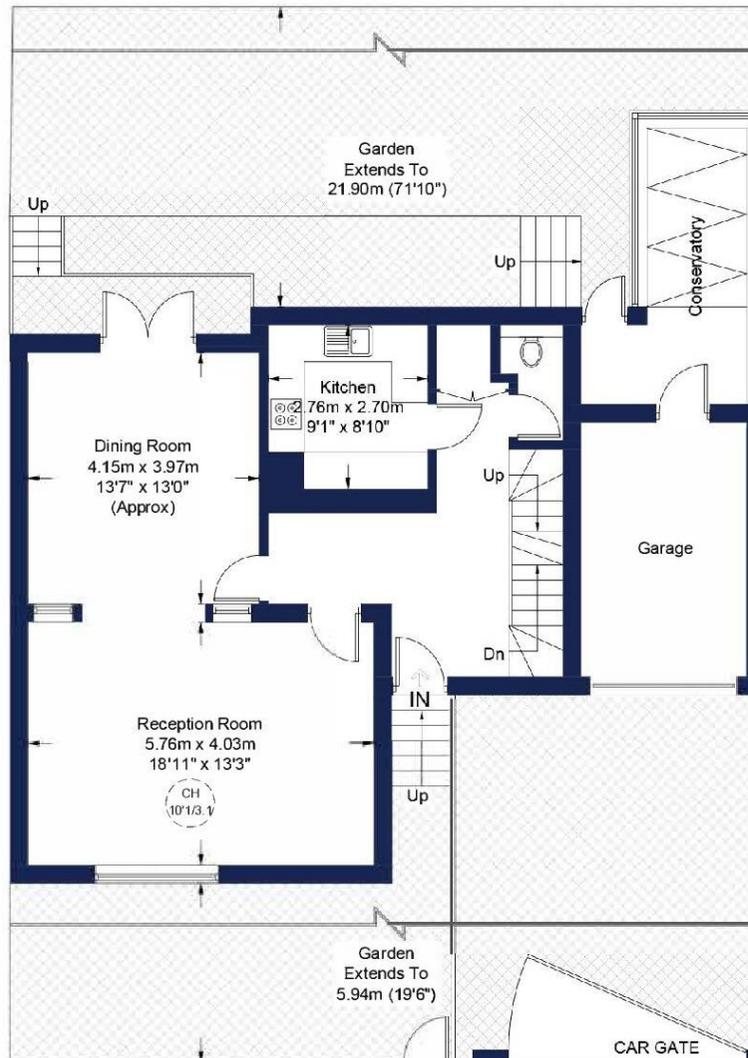




Approximate Gross Internal Area = 219 sq m / 2357 sq ft
(Including Garage / Conservatory)



Lower Ground Floor



Upper Ground Floor



First Floor



**Certified
Property**

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.