



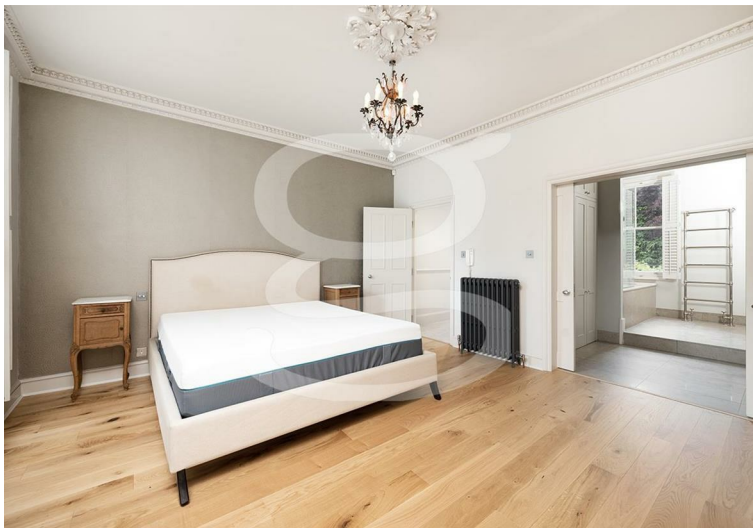
## Ordnance Hill, St Johns Wood, NW8 £3,295,000 Subject to contract

Nestled in the highly sought-after neighbourhood of St John's Wood, this exceptional residence enjoys a prime location in the heart of the area. Enviably located, with the renowned High Street, Underground station, and a myriad of boutique shops and fine dining establishments all just a leisurely stroll away.

The house has just undergone redecoration throughout and offers circa 1642 sq ft ( 152.6 sq m ) over three floors. The ground floor offers an expansive double reception boasting wooden floors, feature fireplace and charming period features, leading to a spacious eat-in kitchen equipped with top-of-the-line appliances and two skylights that flood the room with natural light.

The first floor offers a principal bedroom suite comprising a gorgeous bedroom with two large sash windows and a feature fireplace, a fully fitted dressing area leading to a luxury bathroom. The second floor is arranged as two further double bedrooms and a family bathroom.

Perfectly situated, Ordnance Hill offers excellent transportation links and easy access to the abundant amenities of St John's Wood and Regents Park. With its ideal proximity to central London, this residence presents an unparalleled opportunity to enjoy the best of cosmopolitan living while residing in a prestigious and convenient location.

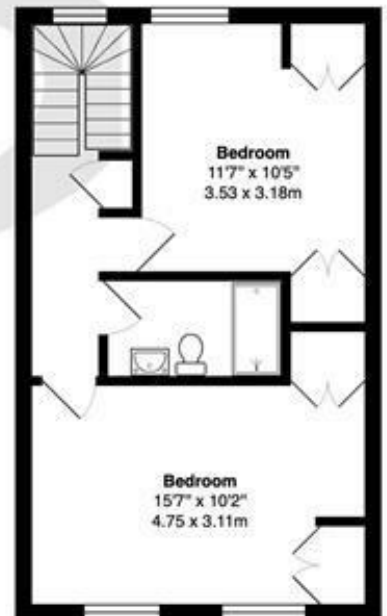




Ground Floor



First Floor



Second Floor



Ordnance Hill St Johns Wood, London, NW8

Total Gross Area: 1642 ft<sup>2</sup> ... 152.6 m<sup>2</sup>

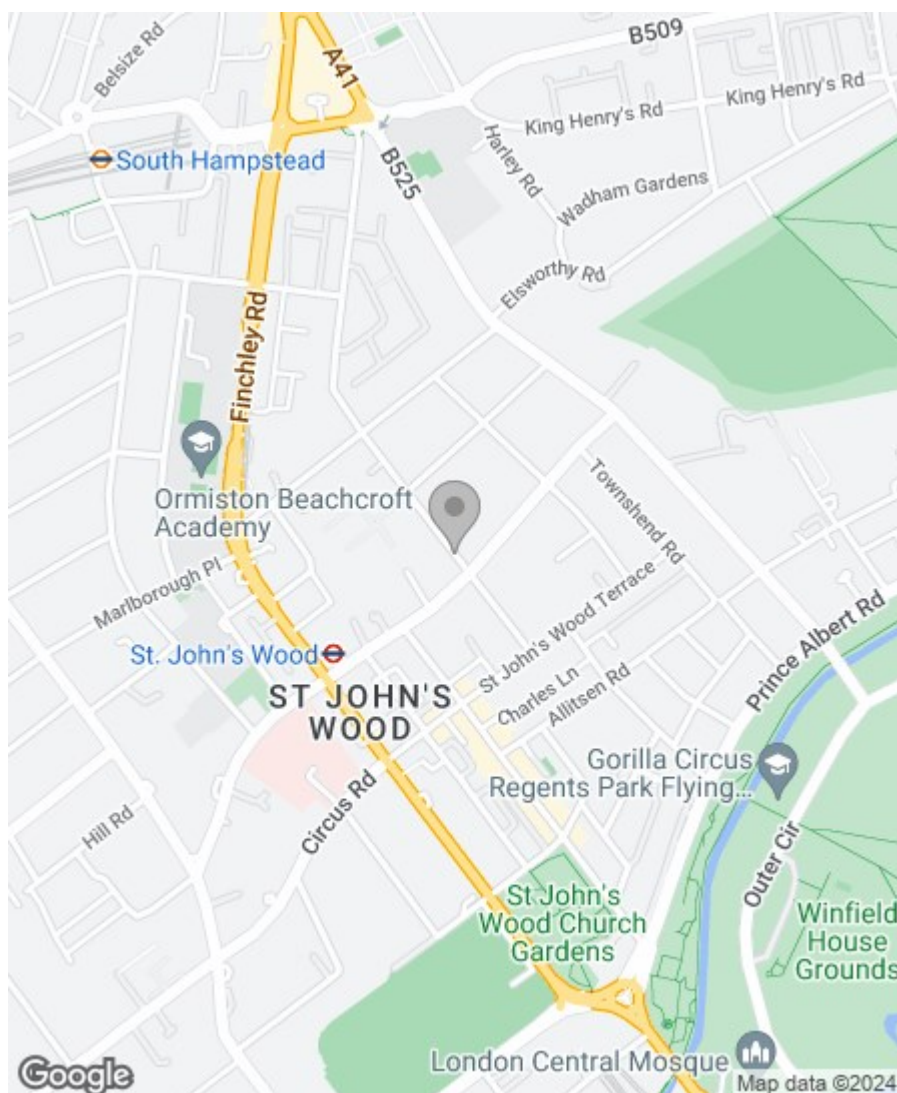
All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Property Overview

<b>Location</b>	St Johns Wood, NW8
<b>Price</b>	£3,295,000
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Receptions</b>	1
<b>Tenure</b>	Freehold
<b>Council</b>	Westminster
<b>Tax Band</b>	G
<b>Current Ground Rent</b>	N/A
<b>Service Charge</b>	N/A
<b>Term</b>	N/A

## Key Features

- Recently Redecorated Throughout
- Lovely Family Home
- Superb Location
- Private Front & Rear Garden
- Double Reception
- Large Eat in kitchen
- Principal Bedroom Suite
- Freehold



## 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>		74
(55-68) <b>D</b>	58	
(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

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**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).