



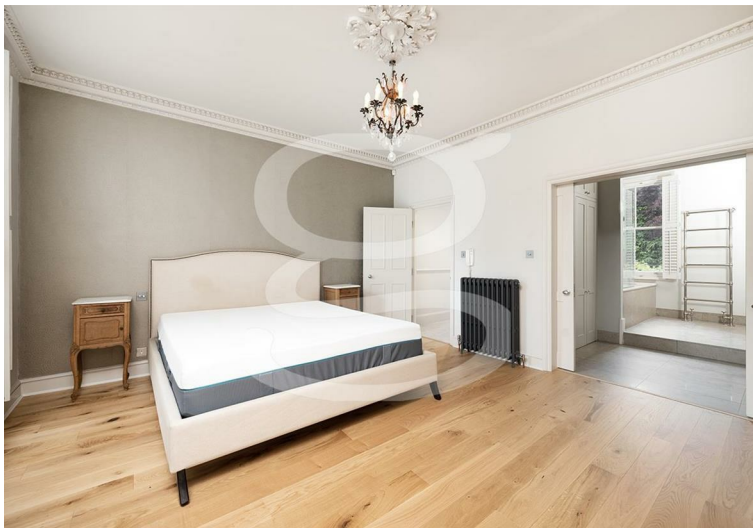
## Ordnance Hill, St Johns Wood, NW8 £2,999,950 Subject to contract

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.

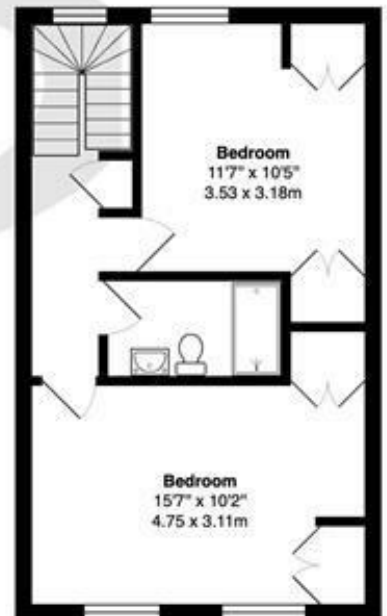




Ground Floor



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>

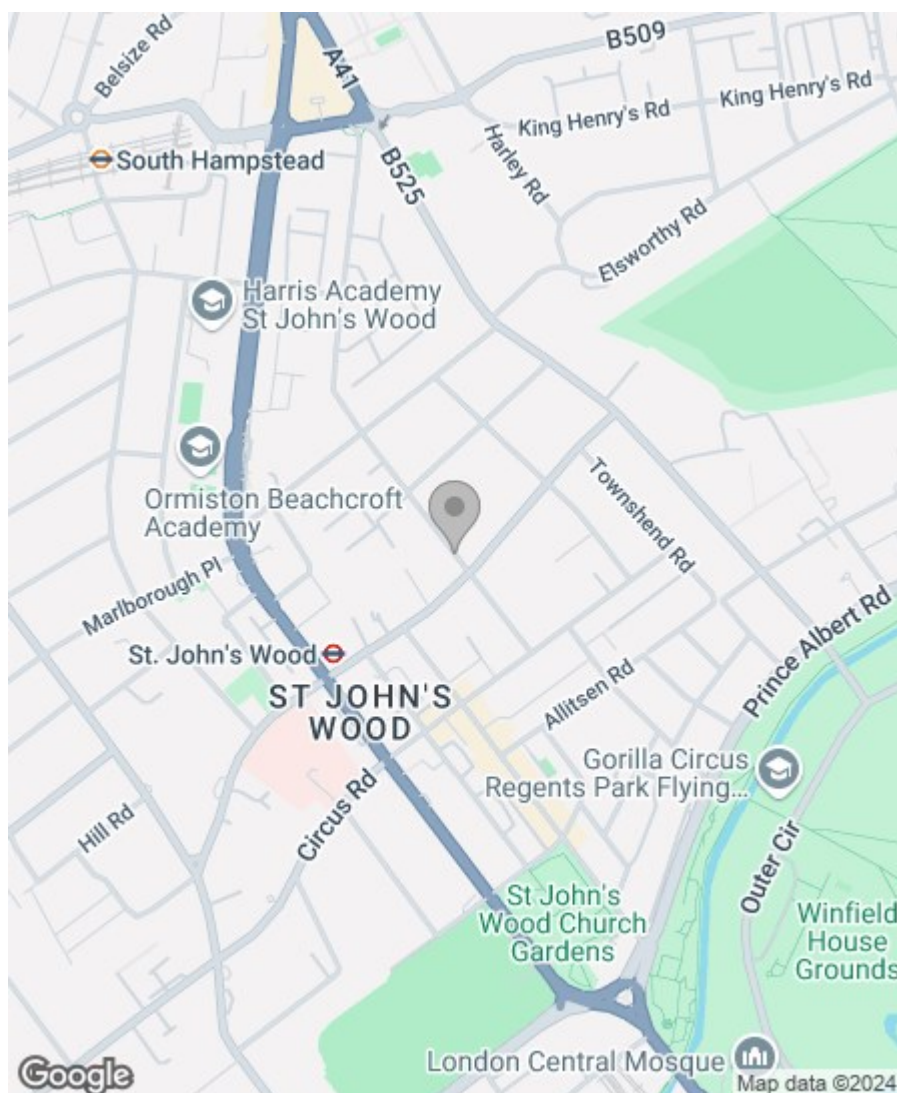
All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Property Overview


Location	St Johns Wood, NW8
Price	£2,999,950
Bedrooms	3
Bathrooms	2
Receptions	1
Tenure	Freehold
Council	Westminster
Tax Band	G
Current Ground Rent	N/A
Service Charge	N/A
Term	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>		<b>74</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Greenstones Estates Ltd  
Registered in England & Wales  
Registered Office:  
11 Albion Place,  
Maidstone,  
Kent ME14 5DY

Company Registered number  
03513585

Trading address  
83 Boundary Road, London NW8 0RG

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