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## St. John's Wood Park St. John's Wood NW8

A newly refurbished, four-bedroom townhouse that has been interior designed and furnished to an exquisitely high standard with a magnificently landscaped garden/patio, which is set within a gated development with 24-hour porterage.

The ground floor comprises entrance hall, bright and spacious reception/dining room, which leads to a conservatory area, that then opens out to a private terrace, and contemporary open-plan kitchen. The first floor is occupied by the spacious master bedroom suite with separate dressing room and a luxuriously appointed bathroom. Three further double bedrooms and a family bathroom occupy the top floor of this beautiful townhouse.

The property further features alarm and video entry system, fully air conditioned, underfloor heating, stone flooring on the ground floor and wood floors in the bedrooms.

The area benefits from excellent transport amenities from Swiss Cottage Underground Station (Jubilee line) and South Hampstead Station (overground), and also from local retail and leisure facilities on St Johns Wood High Street.

EPC Rating: D

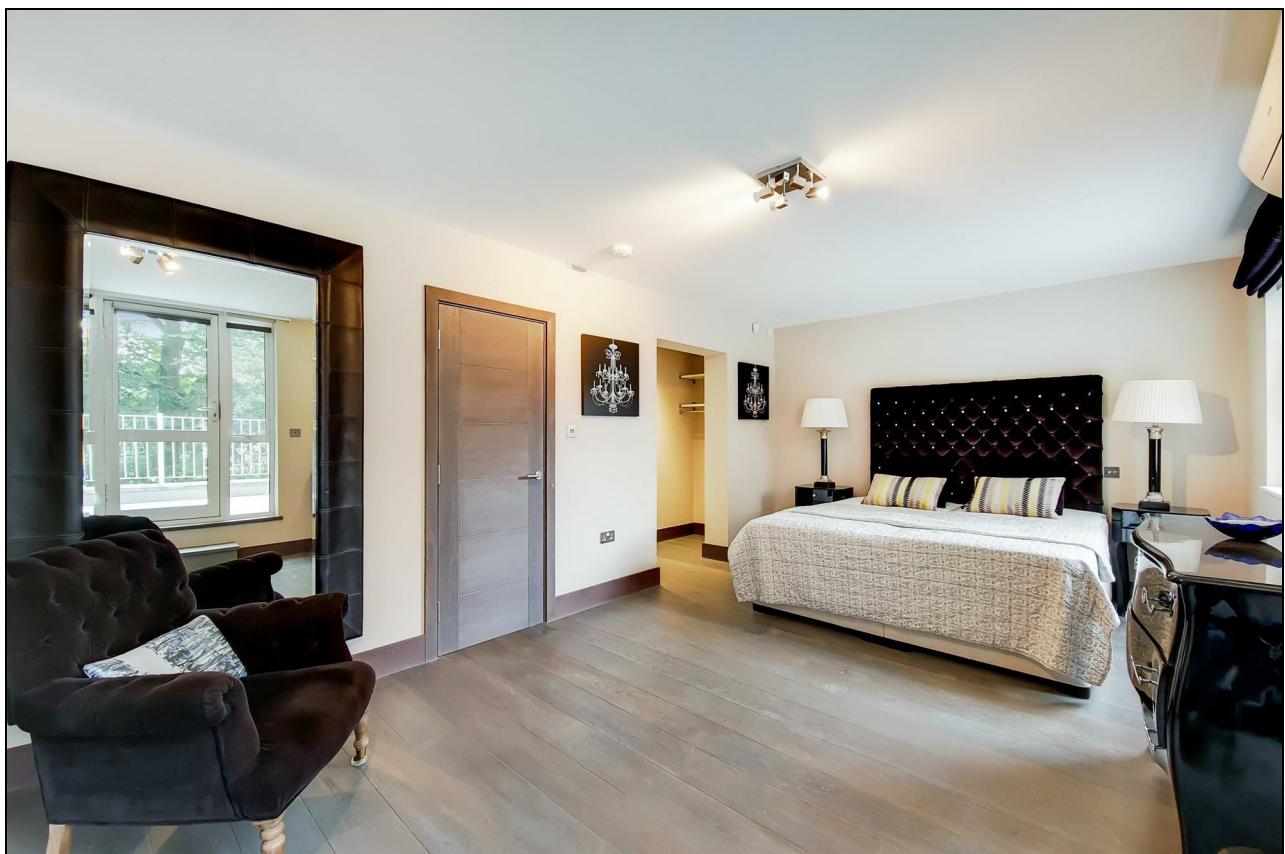
**£2,608 Per Week**

















 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
176.00 sqm / 1894.45 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head heights  
155.44 sqm / 1673.14 sqft

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
23.46 sqm / 252.52 sqft

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.47 sqm / 5.06 sqft



Spec Verified floor plans are produced in accordance with  
Royal Institution of Chartered Surveyors' Property Measurement Standards.  
Plots and gardens are illustrative only and excluded from all area calculations.  
Due to rounding, numbers may not add up precisely.  
All measurements shown for the individual room lengths and widths  
are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 192.15 sqm / 2068.29 sqft  
IPMS 3C RESIDENTIAL: 180.86 sqm / 1946.76 sqft

SPEC ID: 61264b88c931540de6758717