



## ACACIA ROAD

St John's Wood  
London  
NW8

Asking Price  
£16,450,000

Joint Sole Agent

On the market for the first time in 45 years.

This detached low-built family home (634.1 sq. m / 6,823 sq. ft) lies on leafy Acacia Road, boasting wide sets of triple bay windows that infuse the living and dining rooms with an abundance of natural light.

A large kitchen complements an expansive living room, which is separated from the dining room by a striking set of mirrored alcoves; a fireplace in the living room echoes the alcoves; a further reception room overlooks the side of the house. There is also a gym and a utility on the ground floor.



# ASTON CHASE

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St John's Wood  
London  
NW8

Asking Price  
£16,450,000  
Subject To Contract

Joint Sole Agent

Freehold

The first floor is currently configured as six bedrooms (four with ensuite bathrooms) and kitchenette. The second floor provides an apartment style living that has a bedroom with ensuite bathroom with a reception room and kitchen. In modernising and creating a beautiful family home, an incoming purchaser can apply for planning to create a stunning lower ground floor, incorporating a swimming pool, gym, sauna and steam room (STPP).

Situated in proximity to St. John's Wood High Street, renowned for its chic boutiques and cafes, the residence seamlessly combines sophistication with convenience. Commuting is a breeze with St. John's Wood Underground station on the Jubilee Line nearby. Families will appreciate the proximity to the American School of London for top-tier education, while the verdant expanses of Regent's Park and Primrose Hill are perfect for strolling around on a Saturday afternoon.

**COUNCIL TAX: H**

**EPC RATING: E**





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## ACCOMMODATION

- Principal Bedroom with Ensuite Bathroom and Dressing Room
- 6 Further Bedrooms
- 4 Further Bathrooms
- Large Entrance Hall
- Study/TV Room
- Reception Room
- Dining Room
- Play Room/Media Room
- Gym/Maids Room with Ensuite Shower Room
- Kitchen/Breakfast room
- Utility Room
- Guest Cloakroom
- Storage Rooms

## AMENITIES

- Carriage Driveway
- Integral Garage
- Front Garden
- Side Garden

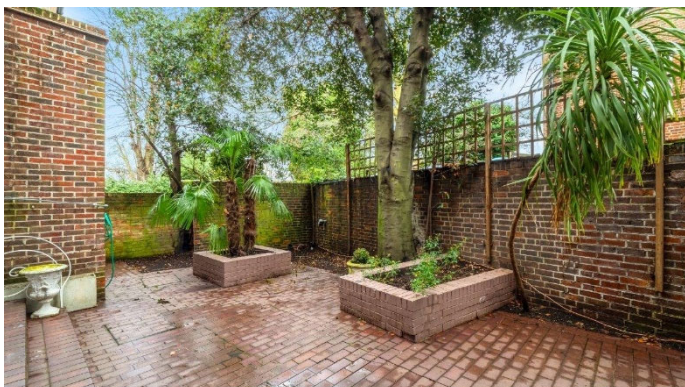
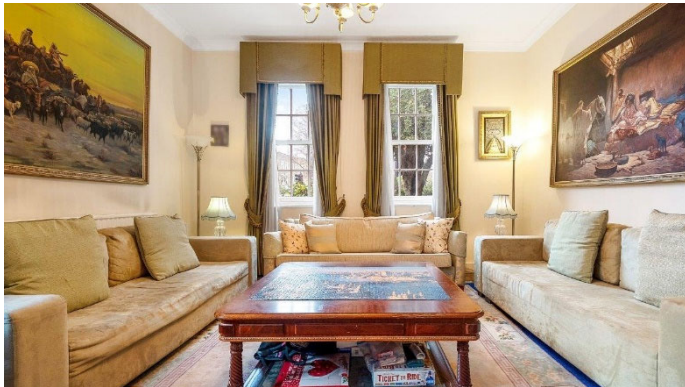




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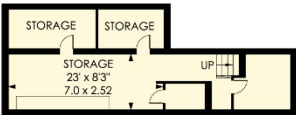


# ASTON CHASE



ACACIA ROAD  
ST JOHN'S WOOD  
LONDON NW8  
Gross Internal Area = 6823 sq feet/634.1 sq metres  
(Including Low Eaves & Garage)  
Low Eaves = 682 sq feet/63.3 sq metres  
Garage = 204 sq feet/18.9 sq metres

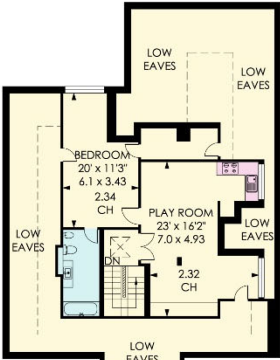
SITE = 0.15 ACRES



**LOWER GROUND FLOOR**  
Gross Internal Area=46 sq metres  
50 sq feet



**GROUND FLOOR**  
Gross Internal Area=225.1 sq metres  
2423 sq feet



**SECOND FLOOR**



**FIRST FLOOR**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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**Important Notice**  
These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.