



## **ALMA SQUARE**

St John's Wood  
London  
NW8

Asking Price  
£4,850,000

Joint Sole Agent

A stunning, newly refurbished five-bedroom family home with direct access to the only private communal gardens in St. John's Wood. This bright and spacious end-of-terrace house features a kitchen/dining/family room leading to a private patio garden, a 35ft double reception room, 2 cloakrooms and two separate entrances.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
[enquiries@astonchase.com](mailto:enquiries@astonchase.com)

[astonchase.com](http://astonchase.com)

## ALMA SQUARE

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London  
NW8

Alma Square is a short walk from St. John's Wood Underground Station (Jubilee Line) and the restaurants and boutique shops of St. John's Wood High Street.

Asking Price  
£4,850,000  
Subject To Contract

Joint Sole Agent

Freehold





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## ACCOMMODATION

- Principal Bedroom with En-suite
- 4 Further Bedrooms
- 2 Shower Rooms
- En Suite Bathroom
- 2 Guest WCs
- 2 Reception Rooms
- Kitchen/Dining Room
- Utility Room

## AMENITIES

- Garden
- Communal Gardens

**COUNCIL TAX: E**

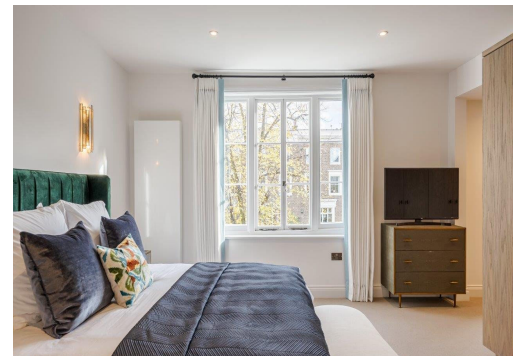
**EPC RATING: C**



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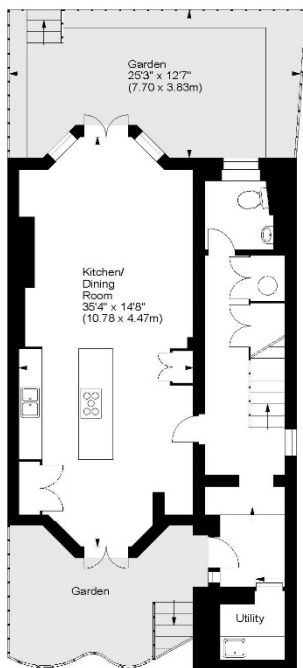
[astonchase.com](http://astonchase.com)



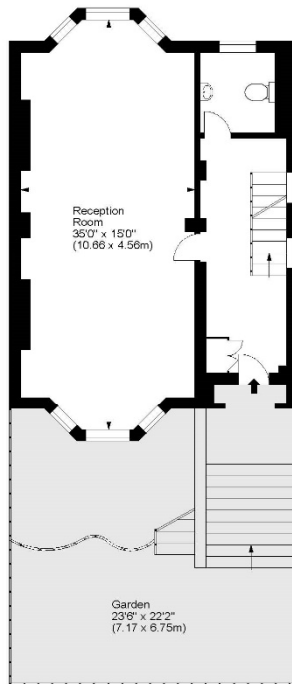
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## Alma Square, NW8

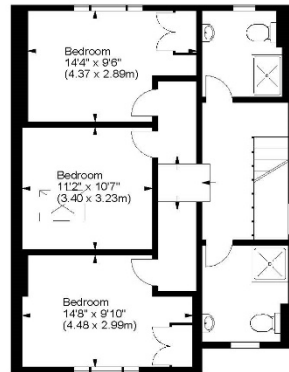
Approx. Gross Internal Area  
2861 Sq Ft - 265.79 Sq M



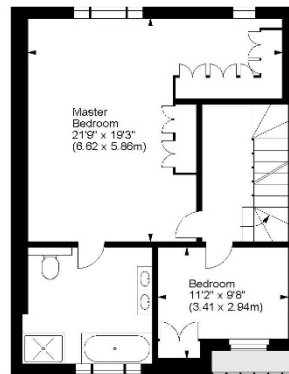
Lower Ground Floor



Ground Floor



Second Floor



First Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
www.r3photography.co.uk © Photography / Floor Plans / Lease Plans / EPCs



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	80
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.