



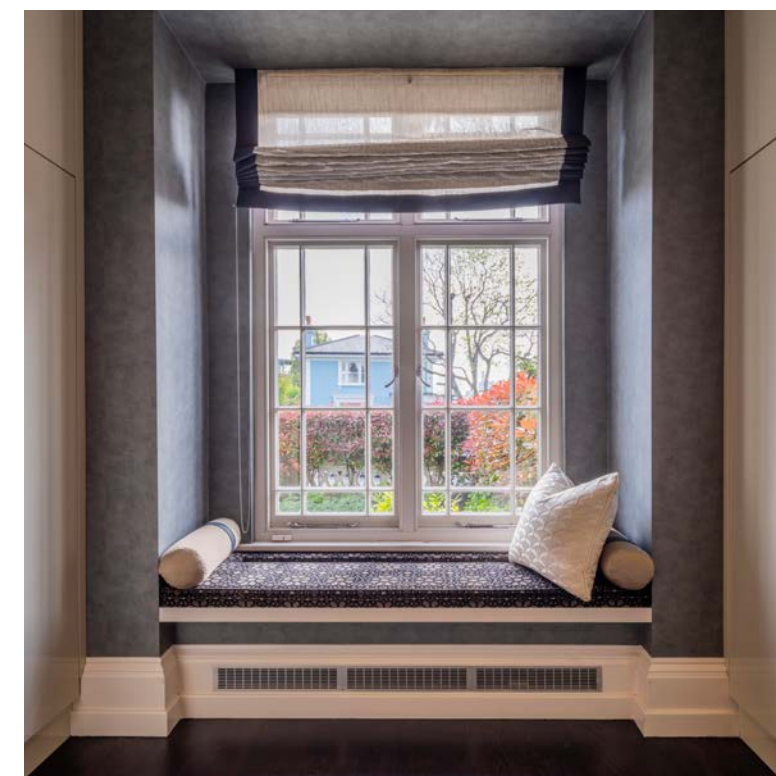
LOUDOUN ROAD

ST JOHN'S WOOD NW8



LOUDOUN ROAD

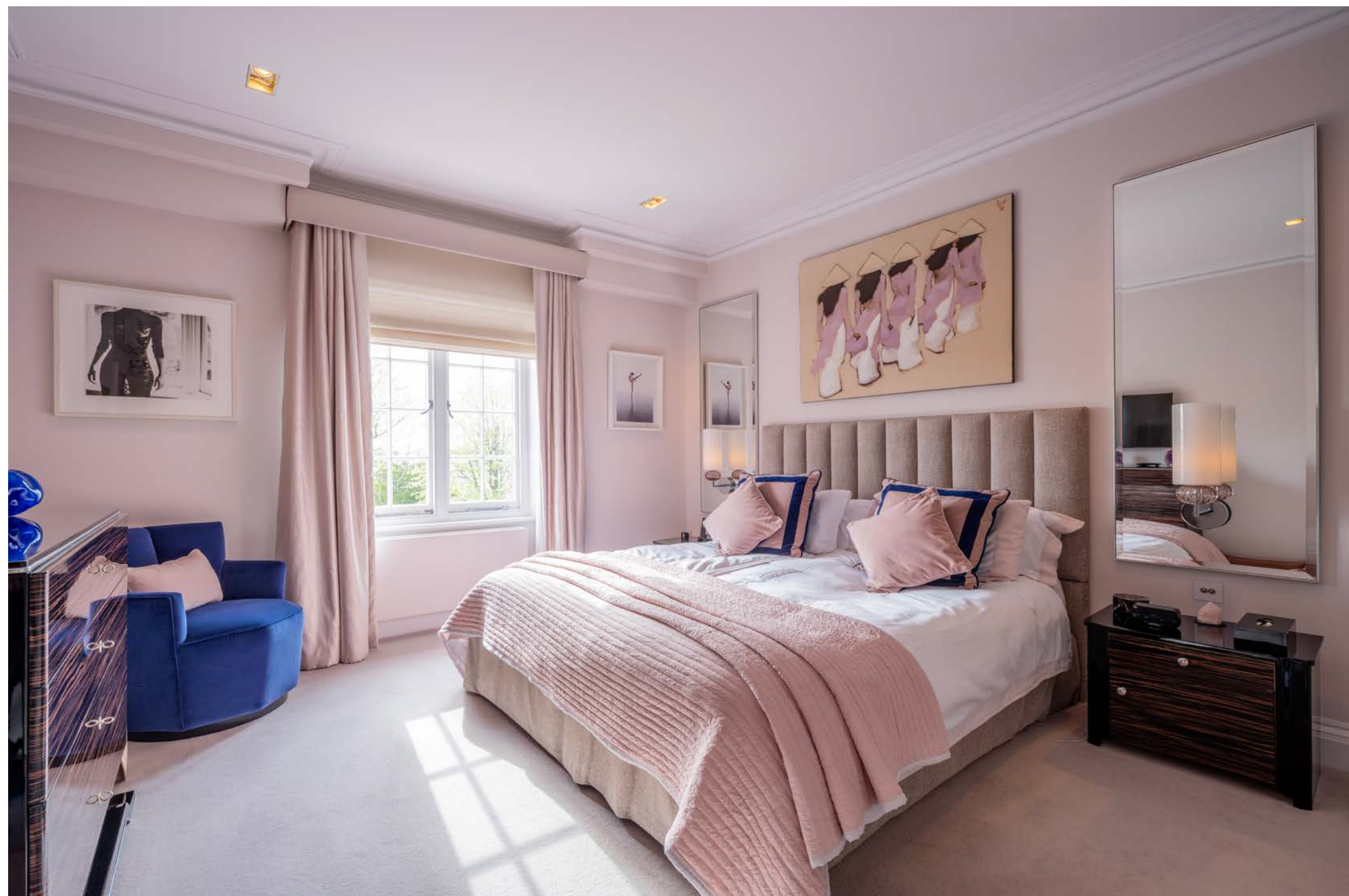
ST JOHN'S WOOD NW8



A RARE OPPORTUNITY TO PURCHASE A HANDSOME DETACHED GRADE II LISTED VICTORIAN RESIDENCE (304.1 SQ M / 3,273 SQ FT) SUPERBLY LOCATED ONLY 0.3 MILES FROM THE AMERICAN SCHOOL IN LONDON, ST JOHN'S WOOD UNDERGROUND STATION (JUBILEE LINE) AND THE EXTENSIVE RESTAURANTS, CAFES AND BOUTIQUES OF ST JOHN'S WOOD HIGH STREET.



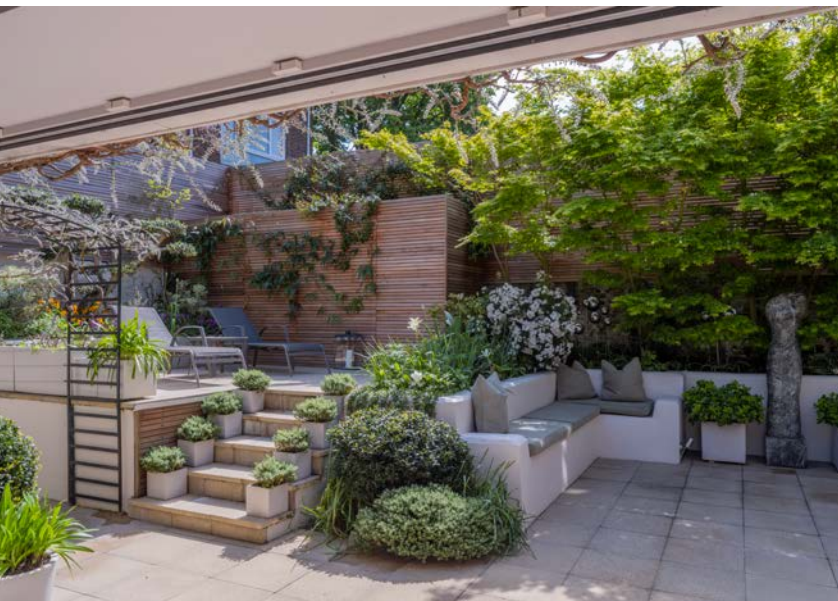








THIS STYLISH LOW BUILT NON BASEMENT HOME IS SUPERBLY PRESENTED AND PROVIDES BEAUTIFUL ENTERTAINING AREAS COMPLEMENTED BY AN EXCEPTIONAL PRINCIPAL BEDROOM SUITE OCCUPYING THE ENTIRE FIRST FLOOR AND ATTRACTIVELY LANDSCAPED FRONT AND REAR GARDENS.



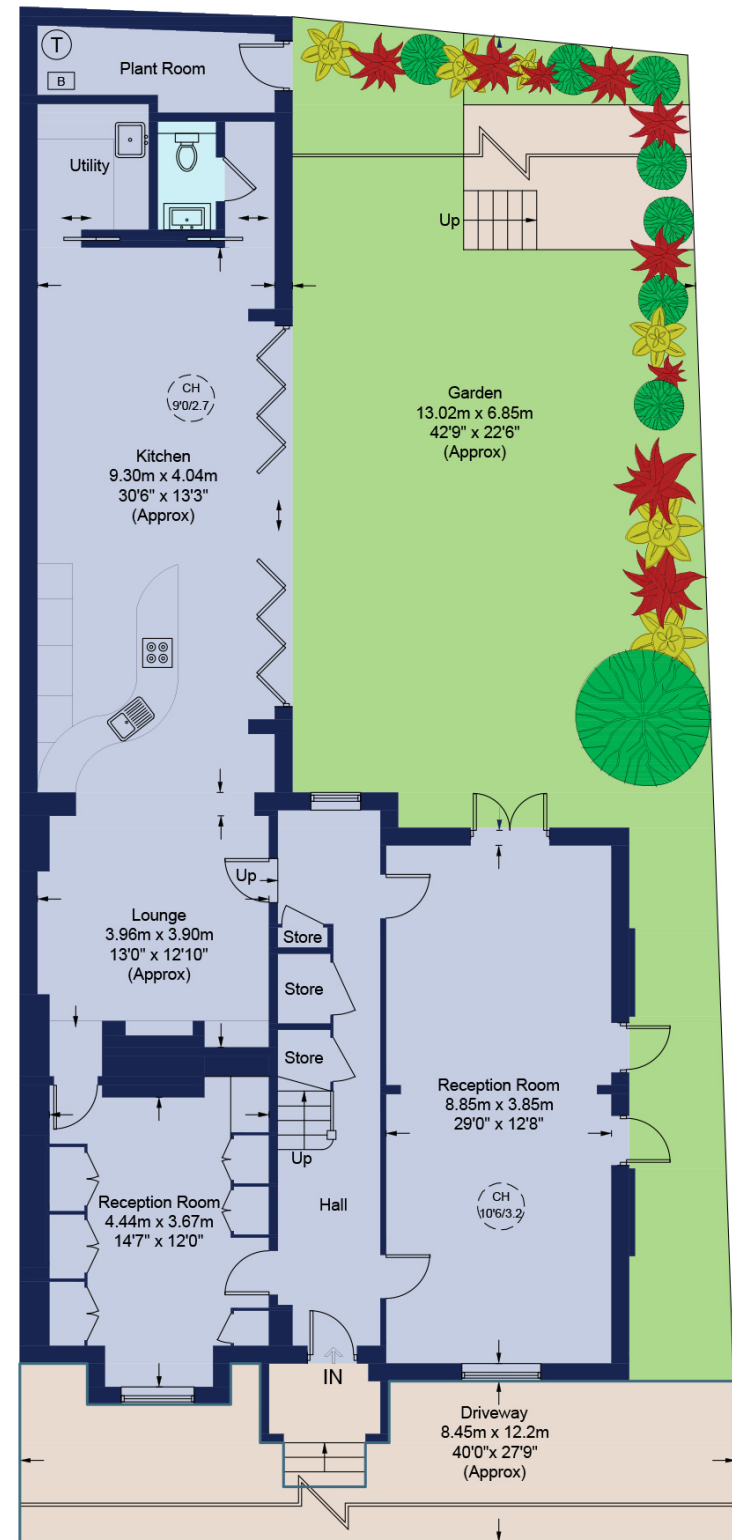
ACCOMMODATION

- Reception Hall
- Drawing Room
- Boot Room formerly Study
- Family Room Open Plan with Kitchen/Breakfast Room
- Utility Room
- Guest Cloakroom
- Principal Bedroom with Large En-Suite Bathroom and adjoining Study (formerly an additional Double Bedroom) with En-Suite Dressing Room
- 3 Further Bedrooms
- 2 Further Shower Rooms (1 En-Suite)
- Guest Cloakroom

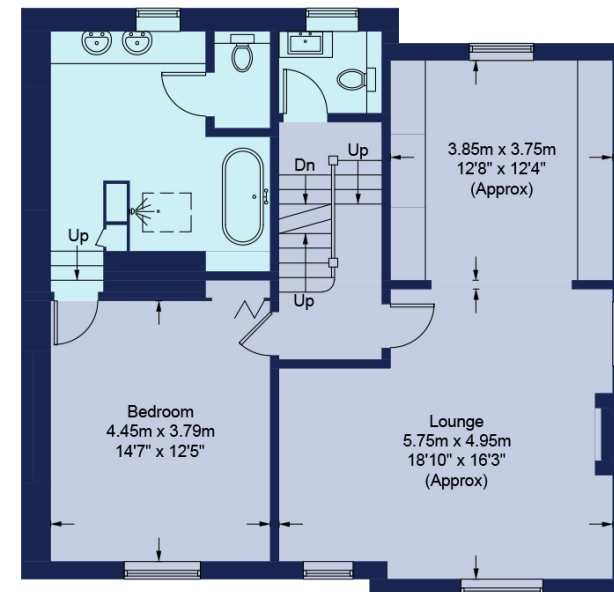
AMENITIES

- Landscaped Front Garden with Off-Street Parking for 3 Cars
- Split Level Landscaped Rear Garden
- Air Conditioning throughout
- Plant Room
- Security System incorporating CCTV
- Electric Vehicle Fast Charging Unit on Driveway

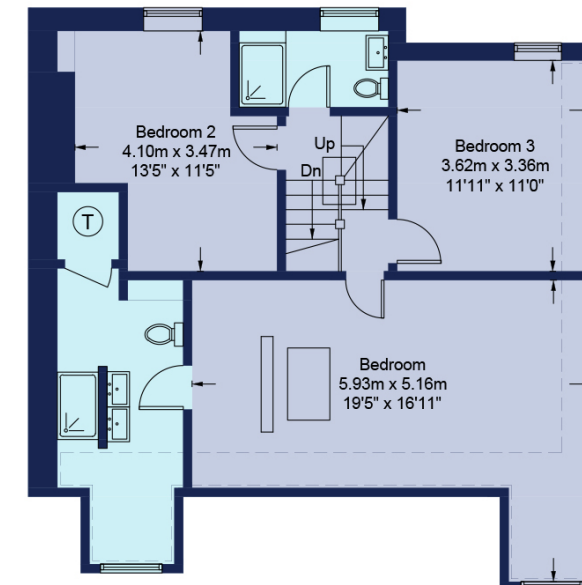




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

LOUDOUN ROAD ST JOHN'S WOOD NW8

Approximate Gross Internal Area = 290.7 sq m / 3,129 sq ft
 Reduced Headroom = 13.4 sq m / 144 sq ft
 Total = 304.1 sq m / 3,273 sq ft

FREEHOLD

ASKING PRICE: £6,750,000

COUNCIL TAX: WESTMINSTER (BAND H)

JOINT SOLE AGENTS



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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.