



## MELINA PLACE

St John's Wood  
London  
NW8

Asking Price  
£3,250,000

Joint Sole Agent

A unique house set over only two floors, discreetly located in one of St John's Wood's most exclusive and sought after enclaves. Approached through an understated gated entrance, the off-street position of this house makes it a particularly peaceful location. The house benefits from a 24' reception room and a 18' kitchen/breakfast room leading onto the private garden. Other features include parking for one car, air conditioning and a private walled west facing garden.

# 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)

## MELINA PLACE

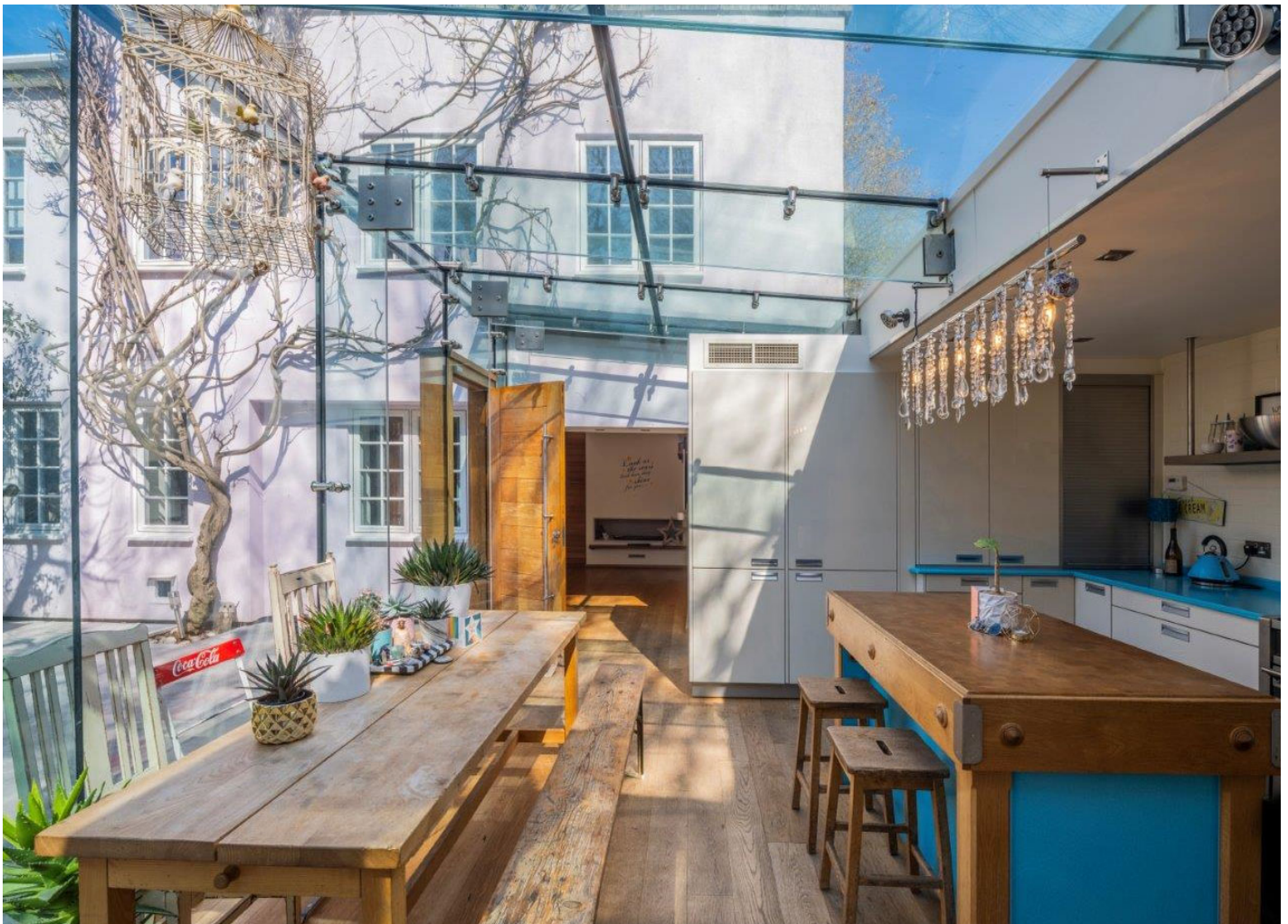
St John's Wood  
London  
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Melina Place is located approx 0.5 miles from St John's Wood High Street with its mix of restaurants, cafes and shops. The closest Underground Stations are St John's Wood (Jubilee Line) and Maida Vale (Bakerloo Line).

Asking Price  
£3,250,000  
Subject To Contract

Joint Sole Agent

Freehold





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## ACCOMMODATION

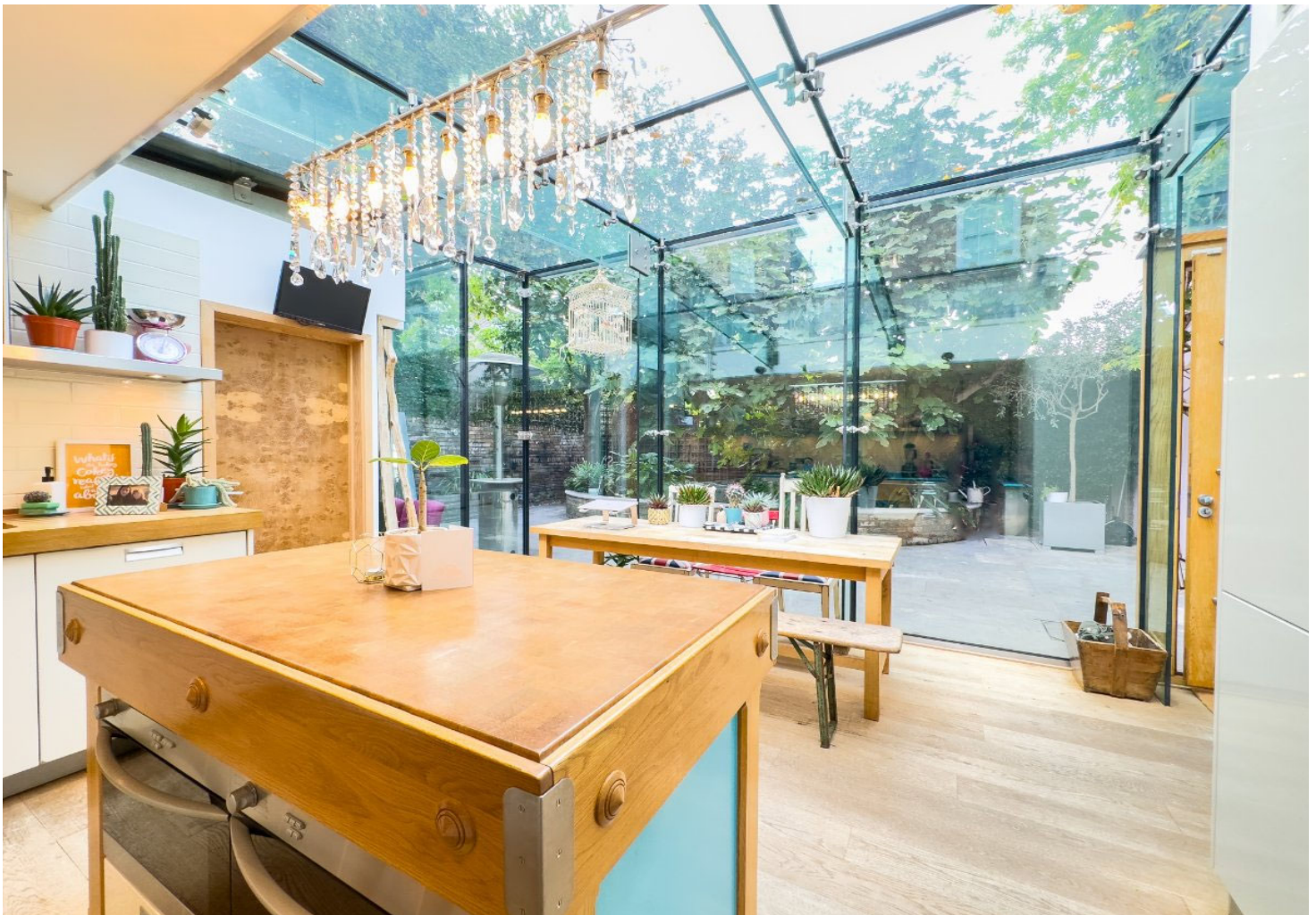
- Master Bedroom with En Suite Bathroom and Dressing Room
- Two Further Bedrooms
- Shower Room
- 24ft Reception Room

## AMENITIES

- Private Garden
- Air Conditioning
- Low Built Two Floor House
- Parking for One Car

**COUNCIL TAX: G**

**EPC RATING: D**

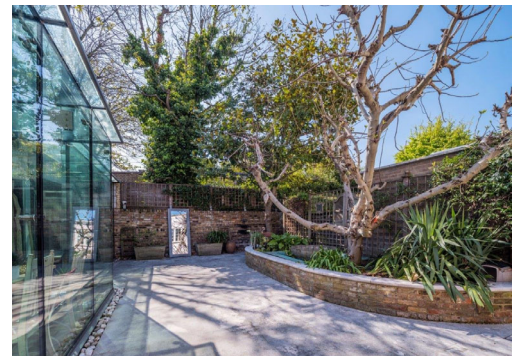




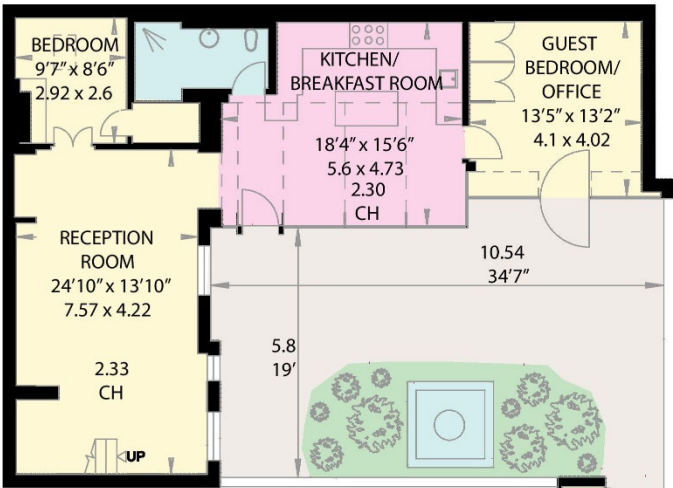
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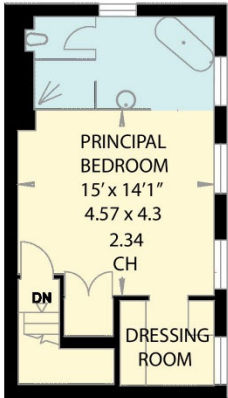
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GROUND FLOOR

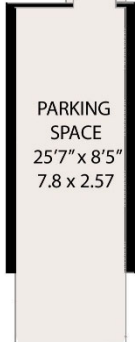


FIRST FLOOR



MELINA PLACE  
LONDON NW8

Gross Internal Area = 131 sq metres  
1411 sq feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

