

# ASTONCHASE

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

69-71 PARK ROAD  
LONDON NW1 6XU  
020 7724 4724



MIDDLEFIELD  
ST JOHN'S WOOD  
LONDON  
NW8

**FREEHOLD**

ASKING PRICE £3,395,000  
SUBJECT TO CONTRACT

SOLE AGENT

A completely refurbished extended five bedroom family home (200 sq m/2,161 sq ft) arranged over three floors only and presented in excellent condition throughout. The house benefits from a full home automation system, air con in the principal rooms and a southerly facing rear garden.

Conveniently located for all the shopping and transport facilities of both St John's Wood and Swiss Cottage (Jubilee Line).



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## ACCOMMODATION

- Principal Bedroom with Dressing and En-Suite
- Bathroom
- Four Further Bedrooms (Two En-Suite Shower Room
- Room
- Family Shower Room
- Drawing Room
- Dining Room
- Kitchen/Breakfast Room
- Guest Cloakroom

## AMENITIES

- Southerly Facing Rear Garden
- Off Street Parking to the Rear
- Residents Parking
- Planning to Extend Further into the Loft to create  
the 300 sq ft

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**COUNCIL TAX**

Westminster (Band G)

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**EPC RATING:**

D

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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.

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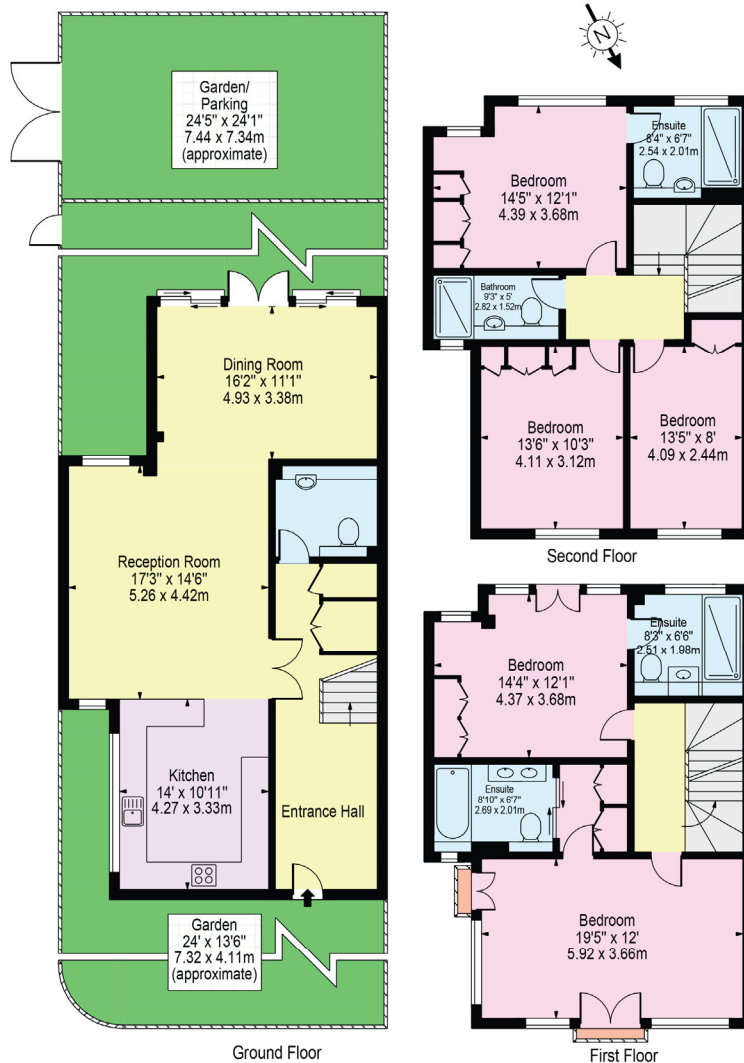
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## Middle Field, NW8



Approx. Gross Internal Area **2161 Sq Ft - 200.76 Sq M**

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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