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



ORDNANCE HILL
ST JOHN'S WOOD
LONDON, NW8

FREEHOLD
£3,250,000
SUBJECT TO CONTRACT

JOINT SOLE AGENT

A spacious family house benefitting from a private garden and off street parking for two cars.

Ordnance Hill is located on the favoured east side of St John's Wood within walking distance of the local shopping and transport facilities of St John's Wood High Street including St John's Wood Underground Station (Jubilee Line) and the open spaces of Regent's Park.

Subject to planning, could extend into the loft.

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ACCOMMODATION

- Double Reception Room
- Kitchen/Family Room
- Study
- Principal Bedroom
- Two Further Bedrooms
- Family Bathroom
- Shower Room
- Cloakroom
- Utility Room

AMENITIES

- Private Rear Garden
- Garden Shed
- Off Street Parking for Two Cars

COUNCIL TAX	Westminster (Band G)
EPC RATING:	TBC

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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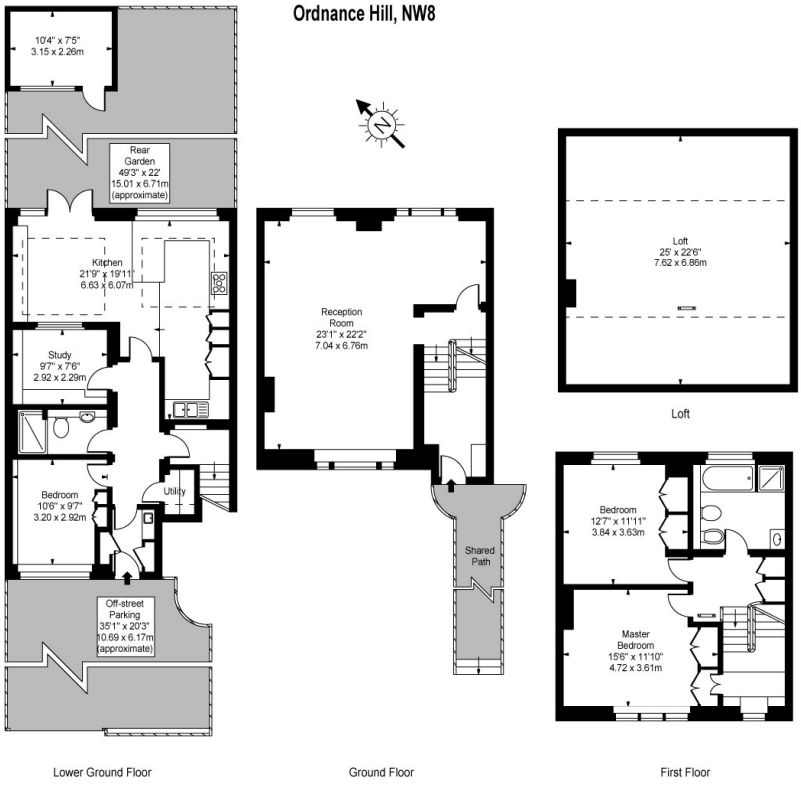




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Approx Gross Internal Area **1788 Sq Ft - 166.32 Sq M**

(Excluding Loft)

Approx Floor Area Including Loft **2052 Sq Ft - 190.88 Sq M**

(Excluding Restricted Heights)

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.25051

This floor plan should be used as a general outline for guidance only. 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.

The Property Ombudsman

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