

ASTONCHASE

astonchase.com

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



SPRINGFIELD ROAD  
ST JOHN'S WOOD  
LONDON, NW8

**FREEHOLD**

ASKING PRICE £11,500,000  
SUBJECT TO CONTRACT

MULTIPLE AGENT

An exceptional six bedroom detached residence (615 sq m/6,625 sq ft) providing extensive well-planned family accommodation which is presented in excellent condition throughout and benefits from a large indoor heated swimming pool.

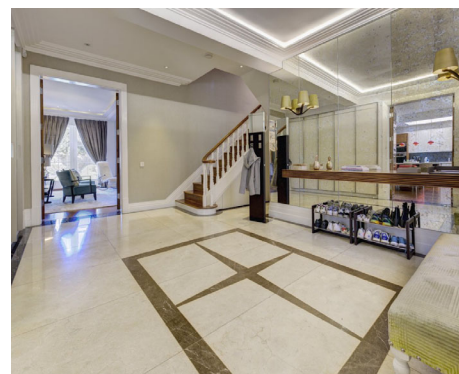
Springfield Road is located between Loudoun Road and Abbey Road on the west side of St John's Wood and is within easy walking distance of The American School in London, Swiss Cottage & St John's Wood Underground Stations (Jubilee Line) and South Hampstead Overground Station.



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## ACCOMMODATION

- Master Bedroom with Dressing Room and En-Suite Bathroom
- Five Further Bedroom
- Four Further Bathroom/Shower Rooms (Three En-Suite)
- Open plan family room and kitchen breakfast room
- 37ft Drawing/Dining room
- Study

## AMENITIES

- Cloakroom
- Utility Room
- Leisure Complex Including; Cinema
- Gym
- Swimming Pool
- Sauna and Shower Room
- North West Facing Garden
- Garage
- Off Street Parking for One Car

## COUNCIL TAX

Westminster (Band H)

## 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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## Springfield Road, NW8

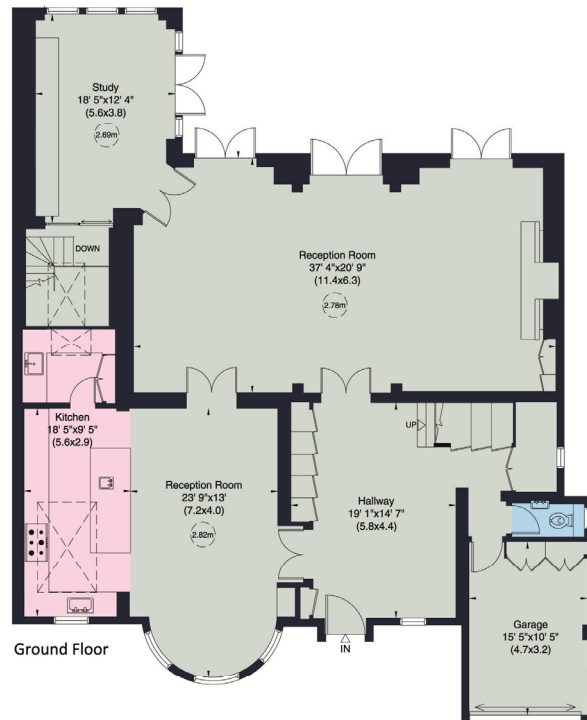
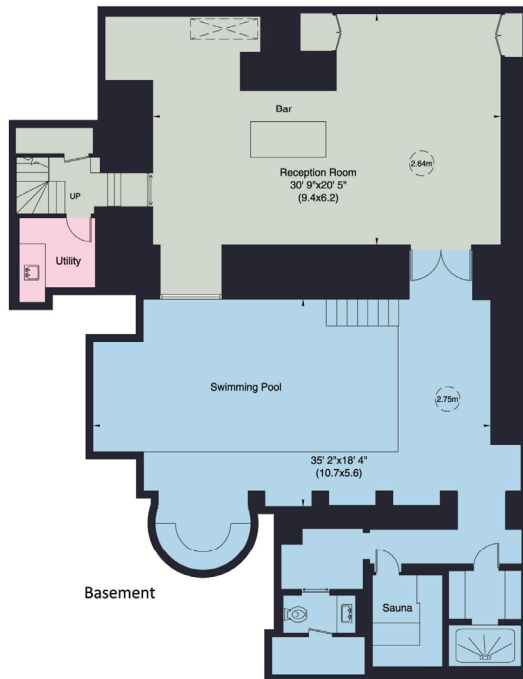
Gross internal area (approx.)

625 Sq m (6730 Sq ft) Including Under 1.5m

615 Sq m (6625 Sq ft) Excluding Under 1.5m

For identification only, Not to Scale

capital 020 8871 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

### IMPORTANT NOTICE

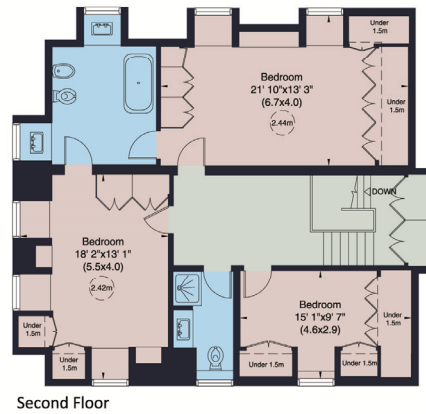
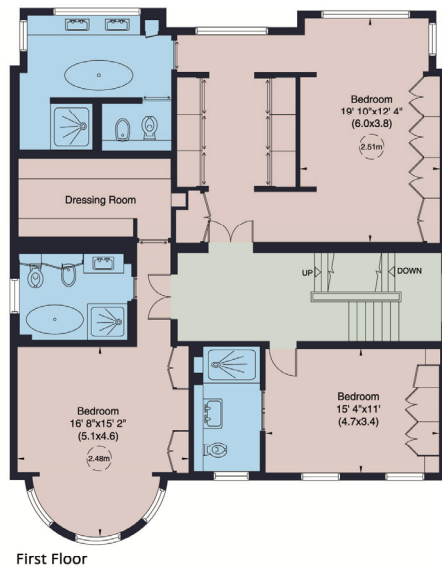
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## Springfield Road, NW8

Site Plan

0.1449036 (Approx)

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