



**A CHARMING THREE BEDROOM HOUSE NEXT TO ST JOHN'S WOOD HIGH-STREET.**

ST. ANNS TERRACE  
ST JOHN'S WOOD, LONDON, NW8

**Guide Price £2,350,000 - Freehold**

**savills**



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Freehold House • Private Garden & large terrace

- Bright and spacious double reception room
  - Three bedrooms & two bathrooms
- Incredible location next to the high-street
  - 1,293 sq ft (120.12 sq m)

3 Bedrooms • 2 Bathrooms • 2 Receptions

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### Description

A rare opportunity to acquire a beautiful freehold house (1293 sq ft /120 sq m) located on this tree lined road next to St John's Wood High-Street. The house is arranged over three floors and consists of three bedrooms, two bathrooms one of which is en-suite, a bright and spacious double reception room which has sliding doors leading onto the garden and a guest cloakroom. The house further benefits from a first floor terrace and a storage cupboard.

### Location

St Anns Terrace is ideally located at the top of St John's Wood High Street, with it's cafes, shops and restaurants literally on it's doorstep. The property is located 0.1 miles from St John's Wood Underground Station (Jubilee Line).

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills.

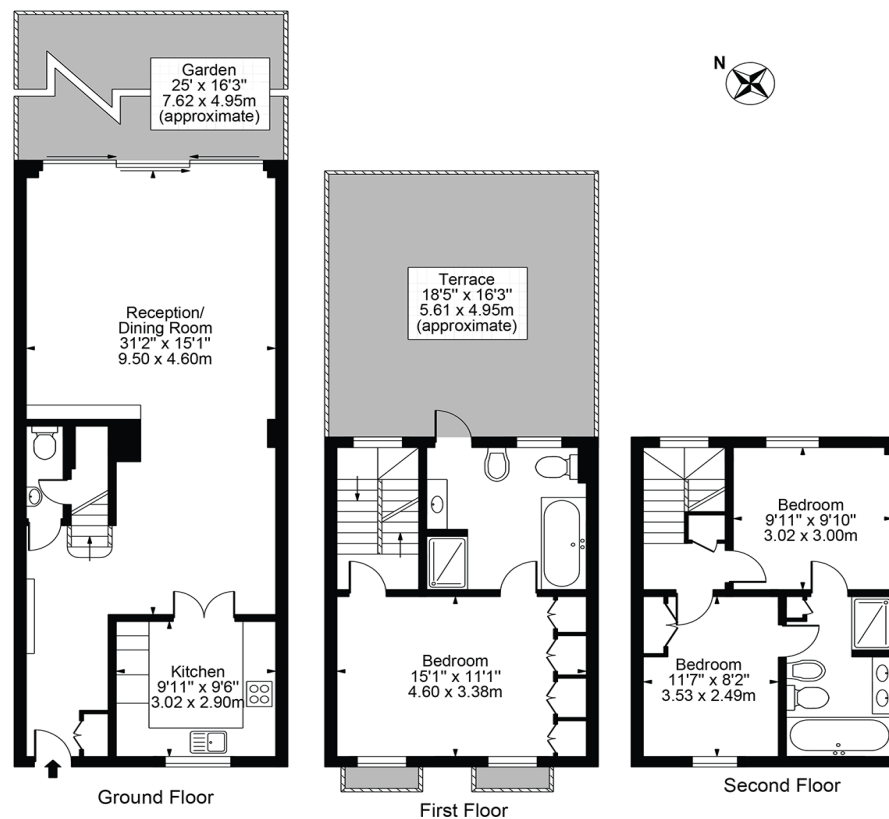






## St. Ann's Terrace

Approx. Gross Internal Area 1293 Sq Ft - 120.12 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.





## St. John's Wood & Regents Park

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	64
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC