



**AN UNMODERNISED GRADE II LISTED HOUSE LOCATED ON THIS TREE LINED ROAD
ADJACENT TO ST JOHN'S WOOD HIGH STREET**

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

Guide Price £2,350,000 - Freehold

savills

Freehold • East side of St. John's Wood
• Grade II Listed • Tree lined road
• South facing Garden

4 Bedrooms • 1 Bathrooms • 2 Receptions

Description

Situated on this popular tree lined terrace lies this unmodernised period house. Arranged over 3 floors the house is in need of total modernisation throughout and benefits from a 22' reception room, kitchen, dining room, 4 bedrooms offering an incoming purchaser an exceptionally rare opportunity to create a family home. Further benefits include a south east facing rear garden.

Location

The house is located on the favoured east side of St. John's Wood and is within half a mile of the open spaces of Regent's Park and Primrose Hill.

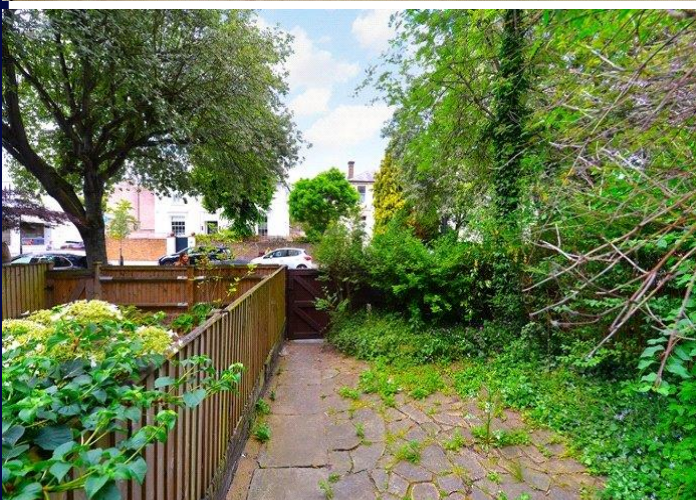
Energy Performance

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

Viewing

Strictly by appointment with Savills.





St. John's Terrace, NW8

Approx. Gross Internal Area 1519 Sq Ft - 141.12 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

Zach Madison

zmadison@savills.com

+44 (0) 20 3043 3600

savills.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	16	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC