



# A four bedroom family house in the heart of St John's Wood

**Squire Gardens, St. John's Wood, London, NW8**

£2,995,000 Freehold

savills



- Well-proportioned four-bedroom, three-bathroom family house (two en-suite)
- Two allocated underground parking spaces as well as 24-hours concierge service
- Two private patios, landscaped communal gardens and beautiful central fountain
- Located in the heart of St John's Wood, next to Lords Cricket Ground

### About this property

An opportunity to acquire this rare family home set within a secure private development in the heart of NW8. This house comprises of a large very bright reception or dining room which leads onto one of the house's two private patios, a good-sized living room and a separate kitchen with brand new appliances as well as a guest cloakroom. The first floor consists of a very well-proportioned Master bedroom with a walk-in wardrobe, en-suite bathroom and Juliet balcony, a good sized second bedroom with generous wardrobe space and Juliet balcony, a third double bedroom and a family bathroom. There is a further large fourth bedroom leading to the second private patio, en-suite bathroom and storage space on lower ground floor. The property further benefits from a large utility room, two underground parking spaces with direct access from lower ground floor, state of the art Hive system, the development's 24-hours concierge service and communal gardens with a beautiful tranquil central fountain.

### Local Information

Squire Gardens is a private close of newly built houses set behind a luxury purpose built block known as Templar Court. The property is located 0.2 miles away from the famous English landmark that is Lords Cricket Ground and 0.5 miles from the open green spaces of Regents Park. St John's Wood underground station (Jubilee line) is 0.7 miles away and the various shops, restaurants and amenities of St John's Wood High Street are just 0.6 miles away.

**Tenure** - Freehold

**Local Authority** - Westminster City Council

**Energy Performance** - EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regents Park Office. **Telephone: +44 (0) 20 3043 3600**







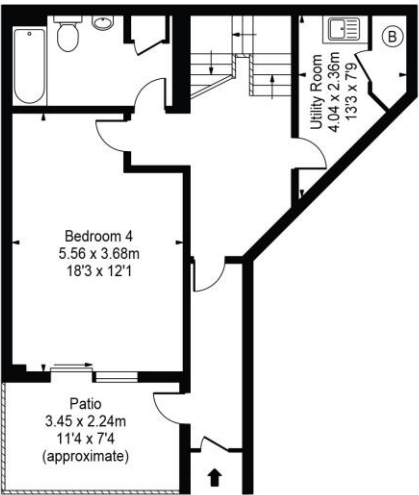
Squire Gardens

Gross Internal Area(Approx)

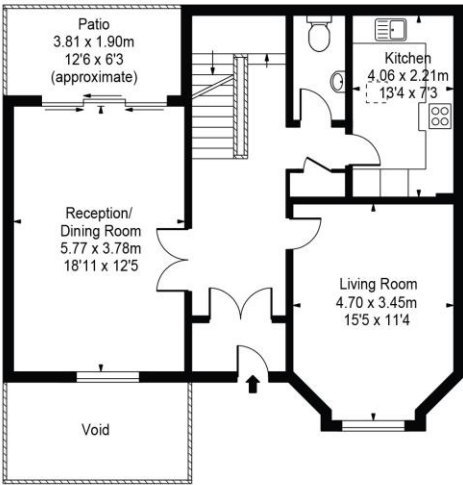
Total = 187.94 Sq m / 2023 Sq ft

For Illustration Purposes Only - Not To Scale

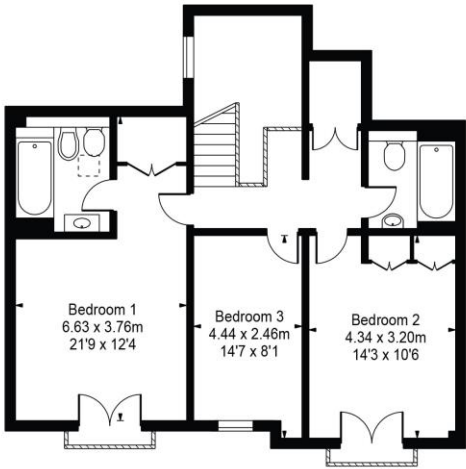
Floorplan by Humble Spy Photography Ltd.



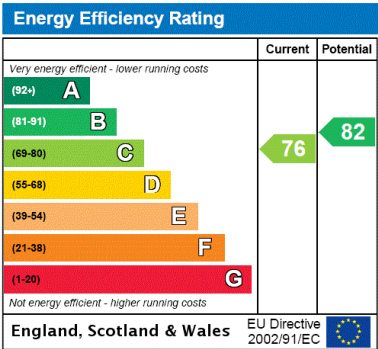
Lower Ground Floor  
54.1 sq m / 582 sq ft



Ground Floor  
69.6 sq m / 749 sq ft



First Floor  
64.3 sq m / 692 sq ft



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