



## A beautifully presented Victorian Villa

Norfolk Road, St. John's Wood, London, NW8

£5,995,000 Freehold



- Period features • Grade II Listed • Large front & rear gardens
- Coach House/Guest House • Amenities of St. John's Wood High Street & Tube station within walking distance
- Regent's Park & Primrose Hill are located close by
- Off-street parking for one car

#### About this property

A beautifully presented Victorian Villa located on the East side of St Johns Wood between Avenue Road and Ordnance Hill.

The house which comprises 2,994 Sq ft (273.50 Sq m) is found in excellent condition and offers a wonderful choice of formal and informal entertaining accommodation with formal dining room to the ground floor and a conservatory opening onto the garden with terrace.

This charming property is surrounded by its own sweeping gardens, giving a distinctive country and quintessentially English feel. The current owner has created what can only be described as a masterpiece of exquisite and sympathetic style, with a country-house atmosphere.

The sound structure of this north-west London Victorian house meant that it was able to be transformed from a previously bland and very ordinary home to a hugely characterful urban retreat. The property has been filled with antiques and layers of pattern, colour and objects, offering plenty to occupy the eye.

Further benefits include off street parking for one car and a fully independent Coach House/Guest House with separate access which works well for guest or nanny accommodation.

#### Local Information

Norfolk Road is in a prime location in St. John's Wood, and runs east / west between Avenue Road and Ordnance Hill. Within close proximity of St. John's Wood High Street (0.4 miles), it is also close to St. John's Wood underground Station (0.3 miles) and other transport facilities.

The area provides easy access to Regent's Park, Primrose Hill, London's West End, Marylebone High Street and Village as well as Hampstead Village and Hampstead Heath.

There are a wide range of excellent schools in the local area including the American School in London and popular independent schools including Arnold House, The Hall, South Hampstead School for Girls and University College School.

**Tenure** - Freehold

**Local Authority** - City of Westminster

**Energy Performance** - EPC Rating = Exempt

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regents Park Office.

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Norfolk Road, St. John's Wood, London, NW8  
Gross Internal Area 2944 sq ft, 273.5 m<sup>2</sup>

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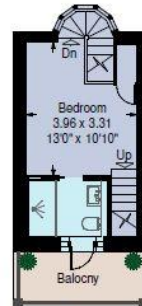


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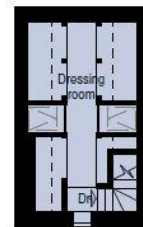
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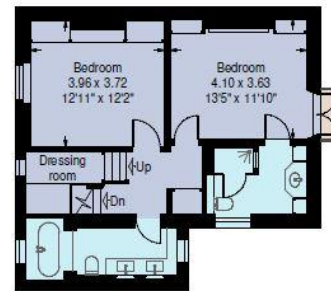
Gross internal area (approx):  
House - 206.9 sq.m. (2227 sq.ft.)  
Guest House - 66.6 sq.m. (717 sq.ft.)  
Including reduced height area - 6.4 sq.m. (69 sq.ft.)  
For identification purposes only. Not to scale.  
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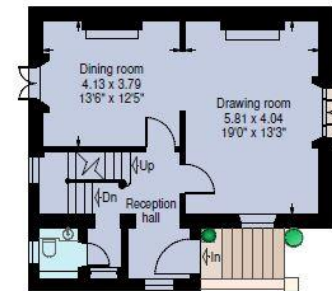
First floor



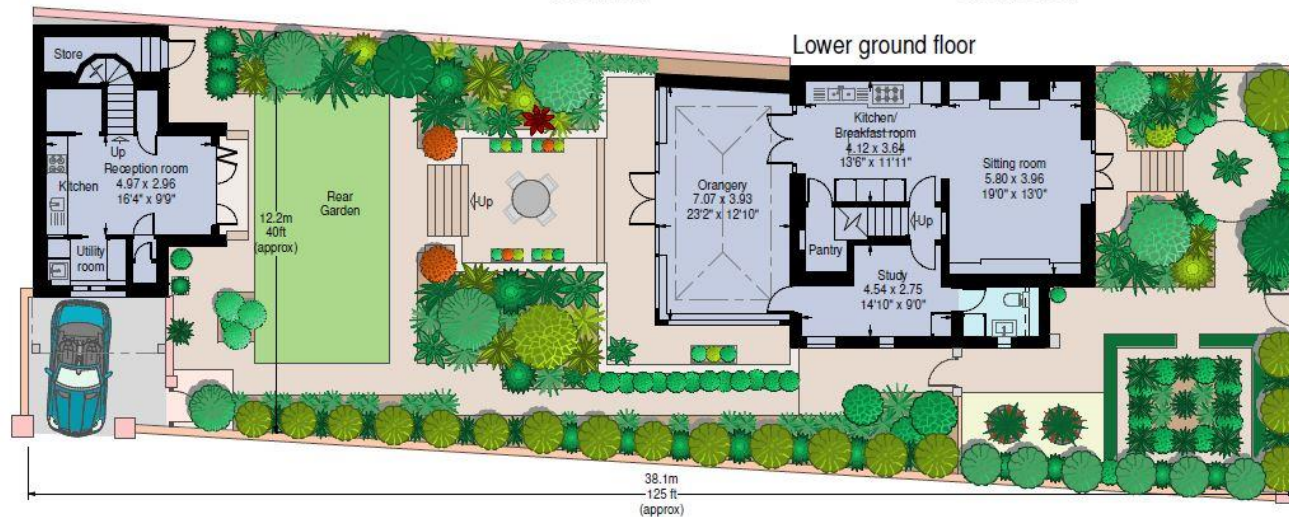
Second floor



First floor



Ground floor



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