



A double fronted detached house renovated to an exceptional standard

Springfield Road, London, NW8

£10,950,000 Freehold



- Interior designed • Large rear garden • Patio
- Underfloor heating • Banham alarm and CCTV
- Off street parking for two cars • Partly air conditioned

Local Information

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 (0.3 miles), St John's Wood Underground Station (Jubilee Line - 0.5 miles) and South Hampstead Overground Station (0.2 miles).

About this property

An exceptional opportunity to acquire this detached residence (522.9 sq m/5,628 sq ft) providing extensive well-planned family accommodation which has undergone an extensive refurbishment programme including the creation of a newly excavated lower ground floor providing additional leisure, recreational and bedroom accommodation.

The property comprises of a principal bedroom with dressing room, bathroom and shower room, five further bedrooms (one with en-suite bathroom, three with en-suite shower rooms). A bright reception hall/room connects to the living room, alongside the study and modern kitchen/breakfast/dining room.

It further benefits from a family room intercommunicating with a cinema room, split level gym, utility room, and two guest cloakrooms.

Tenure

Freehold

Local Authority

City Of Westminster

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	72	82
EU Directive 2002/91/EC		

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