

A double fronted detached house renovated to an exceptional standard



- 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 compromises 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.









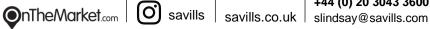




















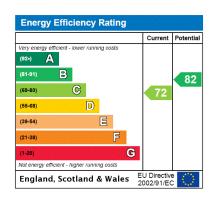








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