



CHARLES LANE, NW8 £2,150,000 FREEHOLD

A 4 bedroom period house, located adjacent to St John's Wood High Street. Arranged over 3 floors, the house comprises approx. 1,305 sq.ft. /119 sq.m and benefits from a 26" reception/dining room with direct access to the private garden.

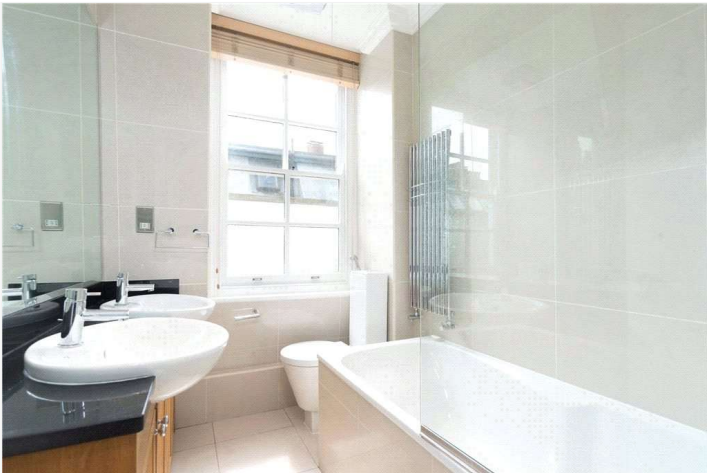
Charles Lane is 0.3 miles away from St John's Wood Underground Station (Jubilee Line) whilst the open spaces of Regents Park are approx 0.3 miles away.

Principal Bedroom with En-Suite Bathroom | Three Further Bedrooms | Family Bathroom | Kitchen | Dining Room | Reception | Guest WC | Private Garden | Freehold

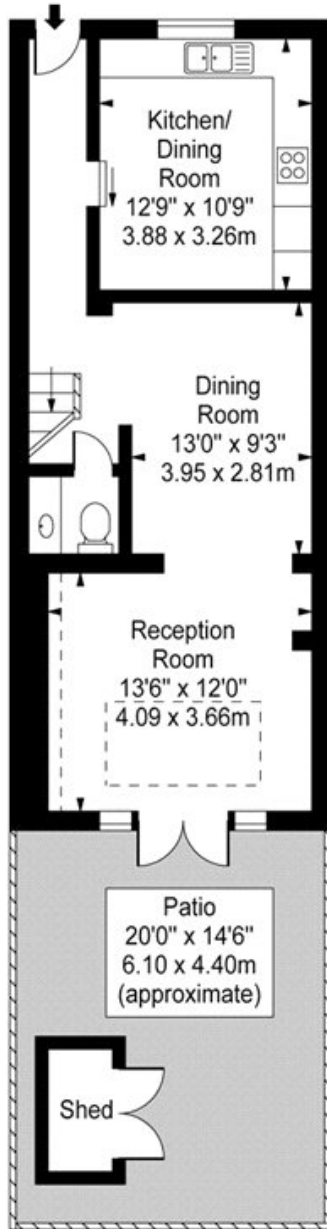
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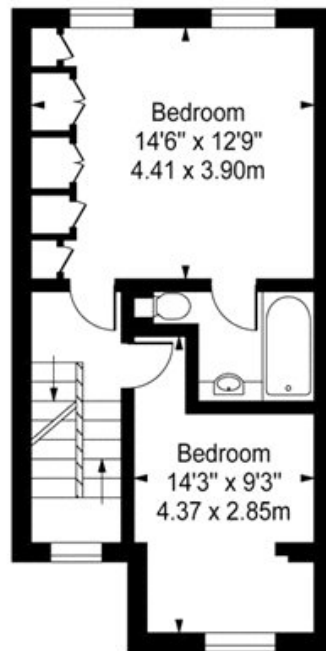
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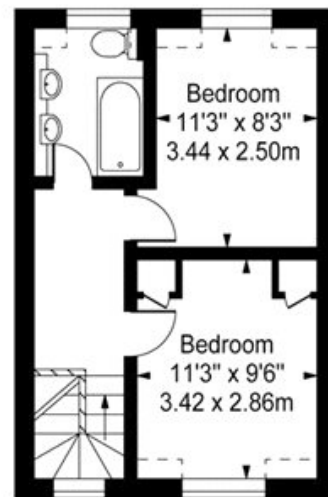
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Ground Floor



First Floor



Second Floor

Approx Gross Internal Area **1283 Sq Ft - 119.24 Sq M**
Approx Floor Area Including Restricted Heights **1305 Sq Ft - 121.24 Sq M**
(Excluding Shed)

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.37096

This floor plan should be used as a general outline for guidance only. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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