



**WORONZOW ROAD, NW8 £3,250,000 JOINT SOLE AGENT** Subject to contract

A modern four storey town house, in a sought after peaceful quiet lined road on the favoured east side of St John's Wood. These houses, which rarely come onto the market, has been beautifully maintained. It comprises of approximately 2053 sq ft / 183 sq m internal accommodation only 0.2 miles from St John's Wood High Street. The house also benefits from off street parking for three cars and a private rear patio garden. Woronzow Road is located only 0.5 miles from The American School and within 500 metres of the shopping and transport facilities of both St John's Wood High Street and Underground Station.

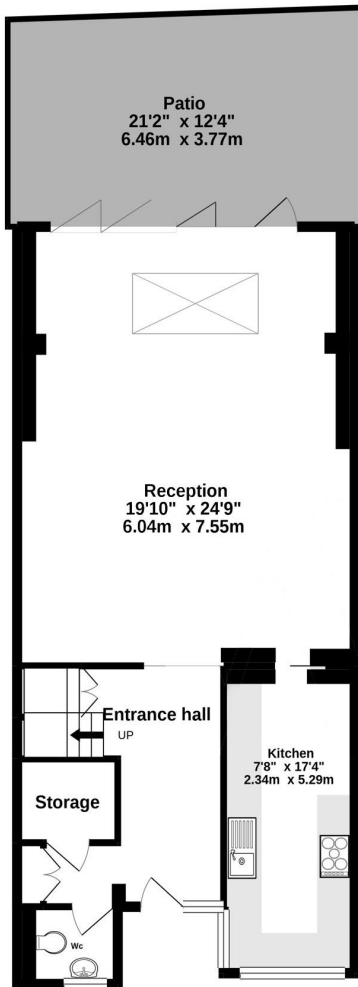
Principal Bedroom Suite | Second Bedroom with En-Suite Shower Room | Three Further Bedrooms | Family Bathroom | Guest WC | Kitchen/Breakfast Room | Double Reception Room | Patio Garden | Balcony | Freehold

[winkworth.co.uk/st-johns-wood](http://winkworth.co.uk/st-johns-wood)

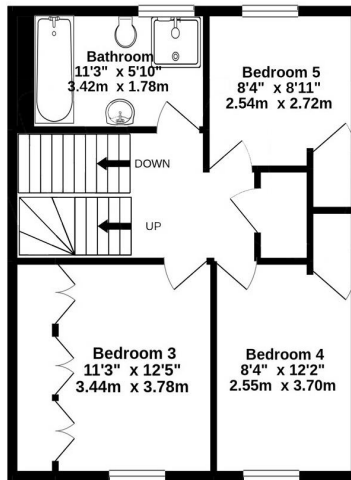
**Winkworth**

For every step ...

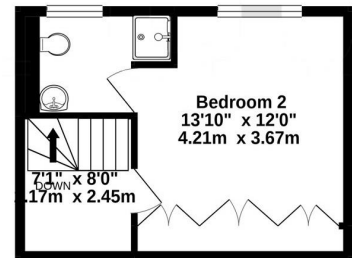




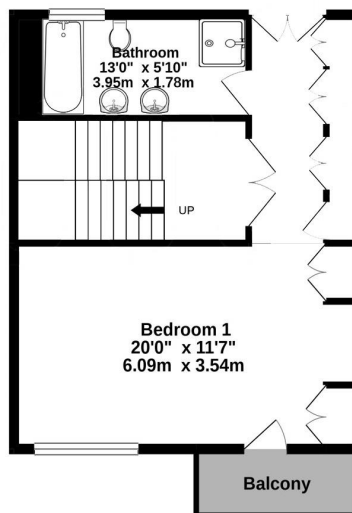
Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 72.4 SQ M / 779 SQ FT



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 48.7 SQ M / 524 SQ FT



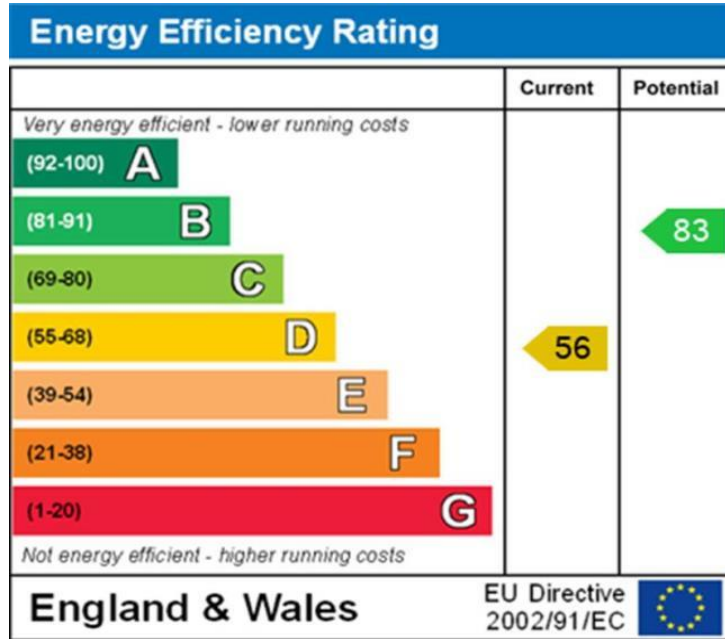
Third Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 24.3 SQ M / 262 SQ FT



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 45.3 SQ M / 488 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 190.7 SQ M / 2053 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



**NOTES:** Images have been virtually staged using CGI and are for illustrative purposes only. They are intended to convey the concept and vision for the property. They are for guidance only, and may alter and do not necessarily represent a true and accurate depiction of the finished property.

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