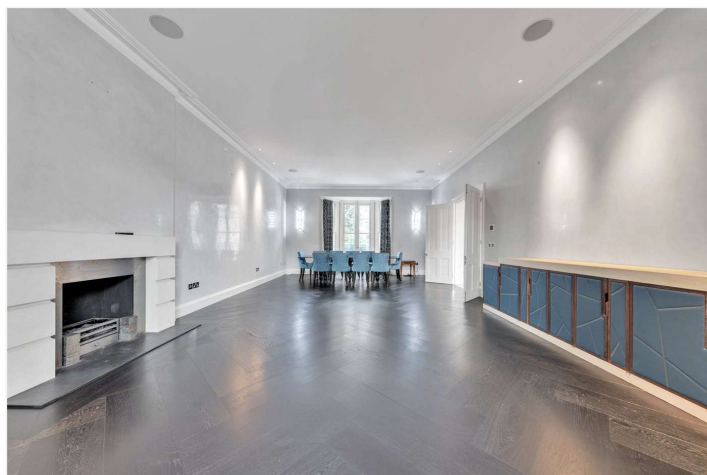
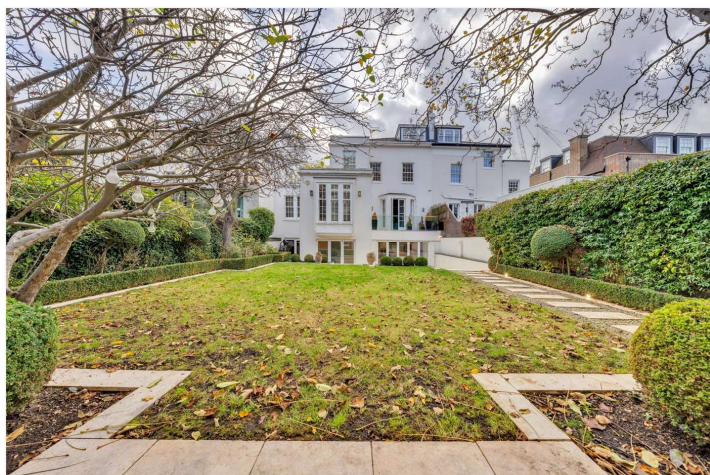




QUEENS GROVE, ST JOHN'S WOOD, LONDON, NW8 £8,250 PER WEEK UNFURNISHED

A beautifully appointed and elegant semi-detached family house comprising 4,462 sq.ft/ 414.57 sq.m and situated on the favoured East side of St John's Wood. The house is set behind gates with parking for 3/4 cars and amenities include partial air conditioning, Lutron lighting and a surround sound system. The accommodation offers a perfect balance of bedrooms and living space over 4 floors with a sumptuous principal suite occupying the entire first floor, a further 4 bedrooms, 3 bathrooms (2 en-suite), a ground floor formal double reception room, study and family media room. To the lower ground floor is fully equipped kitchen breakfast room with Gaggenau and Sub Zero appliances with adjoining family/dining room, a utility room and a mature split level garden with the additional benefit of a self contained studio room/gym.

Queens Grove is superbly situated within half a mile to all the shopping and transport facilities of St John's Wood High Street and the open spaces of Regents Park and Primrose Hill. The nearest Underground Station is St John's Wood (Jubilee line) 0.4 miles away.

Principal Bedroom with En-Suite Bathroom | Four Further Bedrooms | Four Bathrooms | Two Guest WC's | Kitchen | Reception Room | Family Room | Office | Utility Room | Laundry Room | Garden Room/Gym | Gated Off Street Parking | Private Balcony | Garden | Semi-detached House

View our virtual tour here: https://youtu.be/-TIV87X_vNA

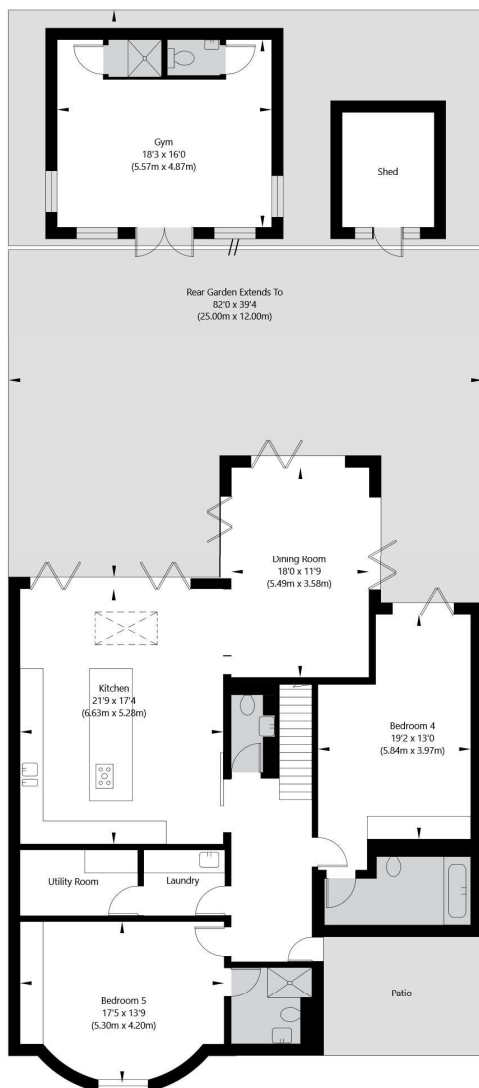
Winkworth

for every step...

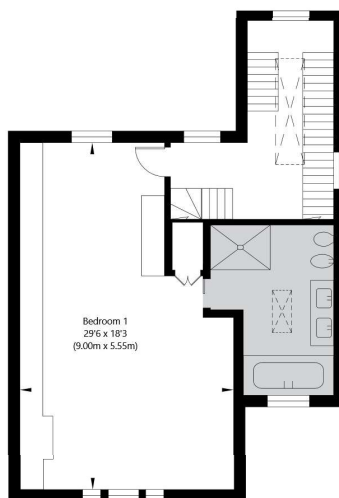
[winkworth.co.uk/st-johns-wood](https://www.winkworth.co.uk/st-johns-wood)



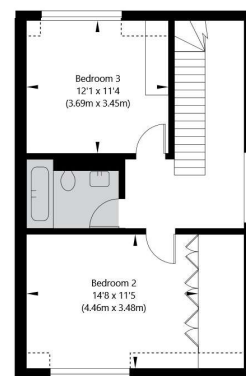
Queens Grove, St John's Wood, NW8 6HH



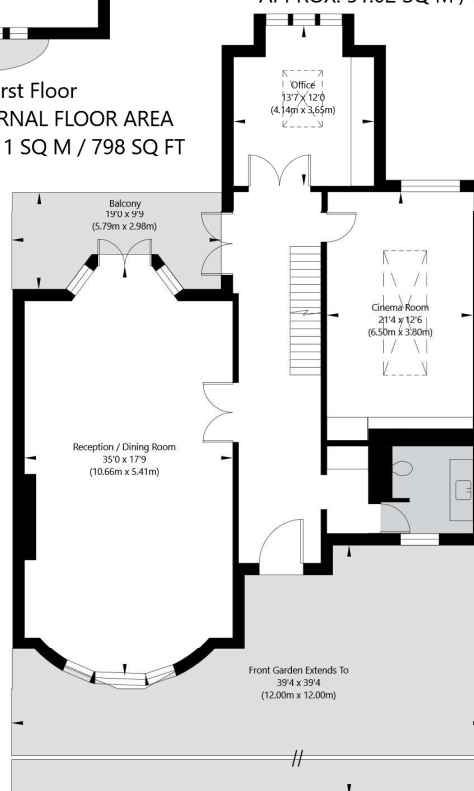
Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 138.28 SQ M / 1488 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 74.11 SQ M / 798 SQ FT



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 51.02 SQ M / 549 SQ FT



Raised Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 124.03 SQ M / 1335 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 414.57 SQ M / 4462 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING RESTRICTED HEIGHT 408.9 SQ M / 4401 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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

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

Tenancy Deposit: £49,500.00

Holding Deposit: 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 per annum

Council Tax Band: H

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.

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.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 | stjohnswood@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk/st-johns-wood

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.