

## 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 air conditioning in all principal rooms and bedrooms, Crestron 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 | Air Conditioning in all Principal Rooms and Bedrooms | Semi-detached House

View our virtual tour here: [https://youtu.be/-TIV87X\\_vNA](https://youtu.be/-TIV87X_vNA)

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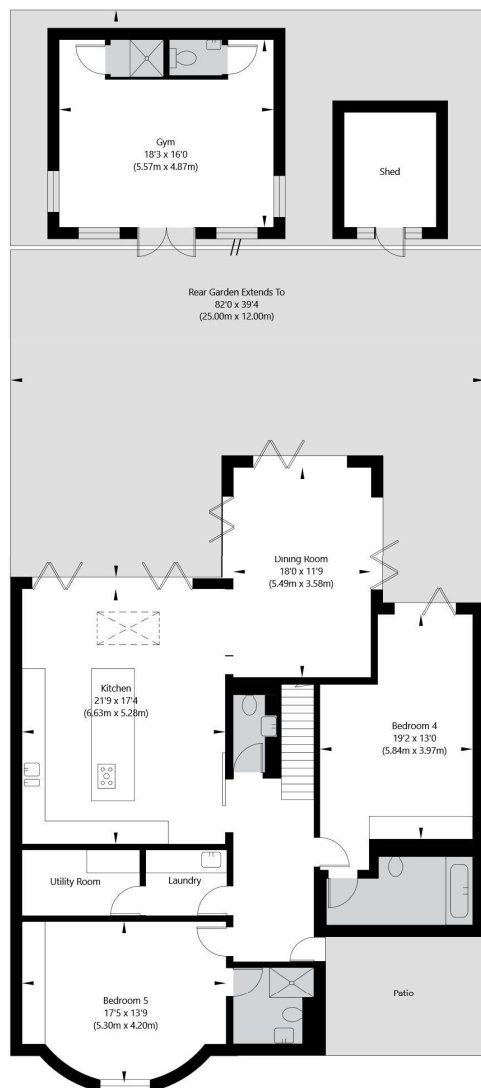
for every step...

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

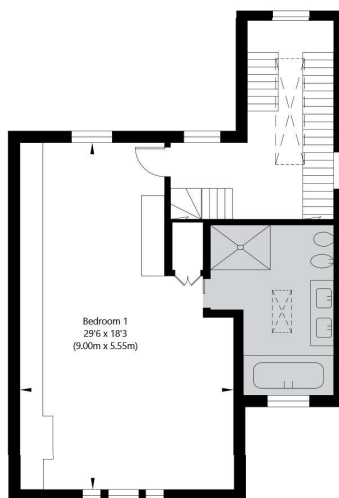




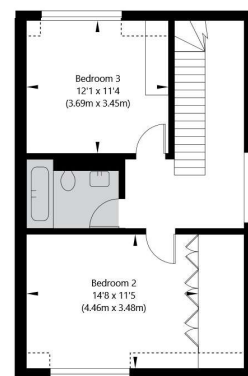
# Queens Grove, St John's Wood, NW8 6HH



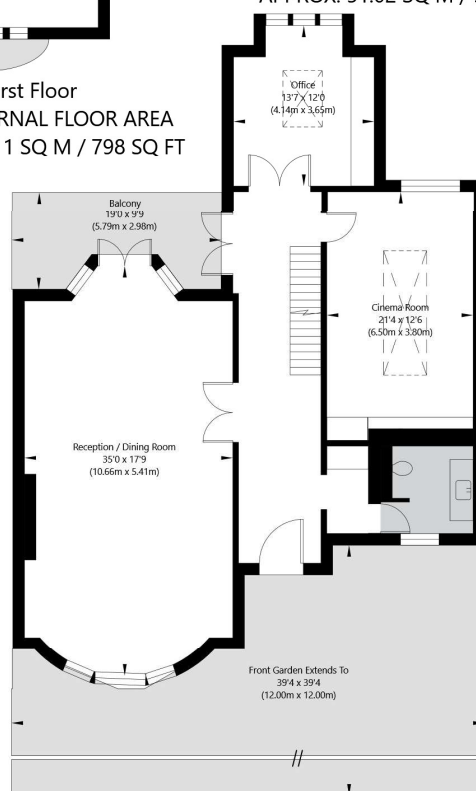
Lower Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 138.28 SQ M / 1488 SQ FT



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.

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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.

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**St John's Wood** | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 | [stjohnswood@winkworth.co.uk](mailto:stjohnswood@winkworth.co.uk)

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