



## VIOLET HILL, ST JOHN'S WOOD, LONDON, NW8 £2,750,000 FREEHOLD

A well presented 4 bedroom period house (1727 sq ft/160 sqm) offering stylish and well planned accommodation. Benefits include a galleried reception room overlooking the dining room, parking for 1 car and a rear patio garden.

Violet Hill is located adjacent to Abbey Gardens and Violet Hill Park. The transport and shopping facilities of St John's Wood High Street are approx 0.6 miles away.

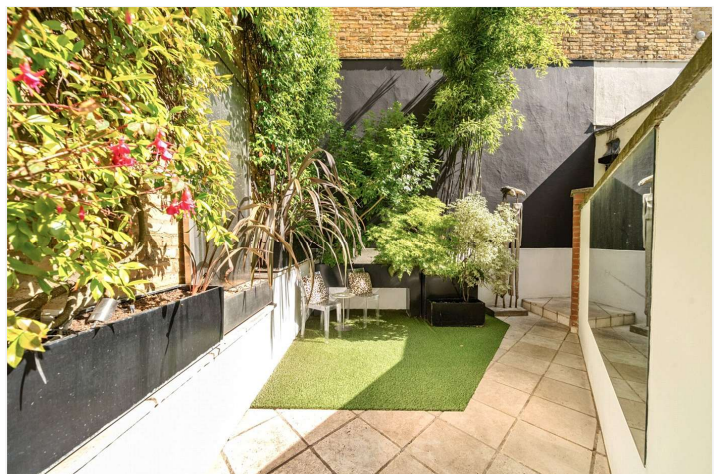
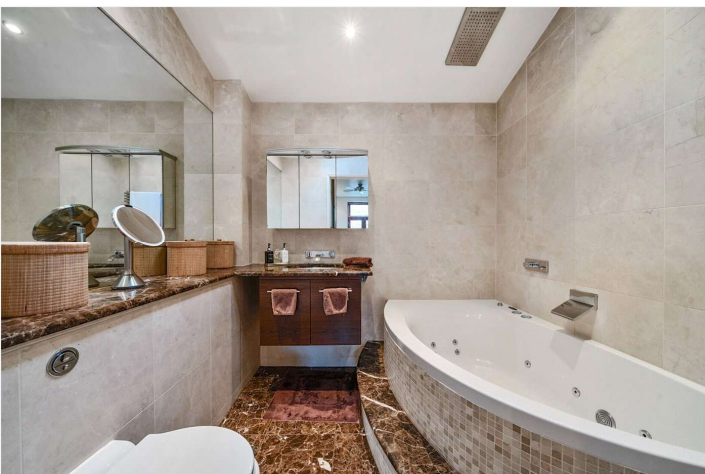
Principle Bedroom with Walk in Wardrobe and En-Suite Bathroom | Three Further Bedrooms | Bathroom | Galleried Reception Room | Kitchen | Dining Room | WC | Private Patio Garden | Off Street Parking for One Car | Freehold

**Winkworth**

for every step...

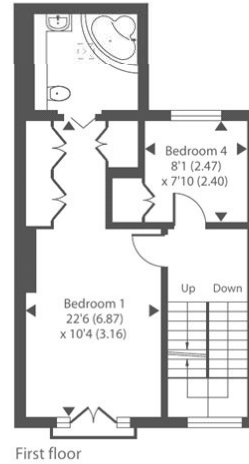
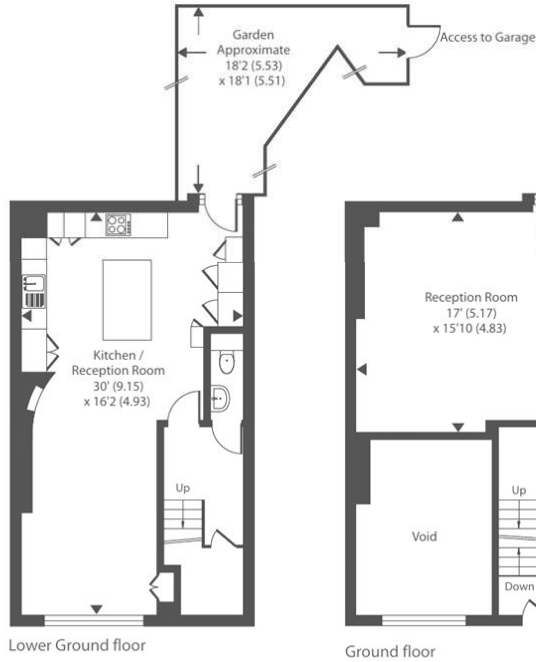
[winkworth.co.uk/st-johns-wood](http://winkworth.co.uk/st-johns-wood)





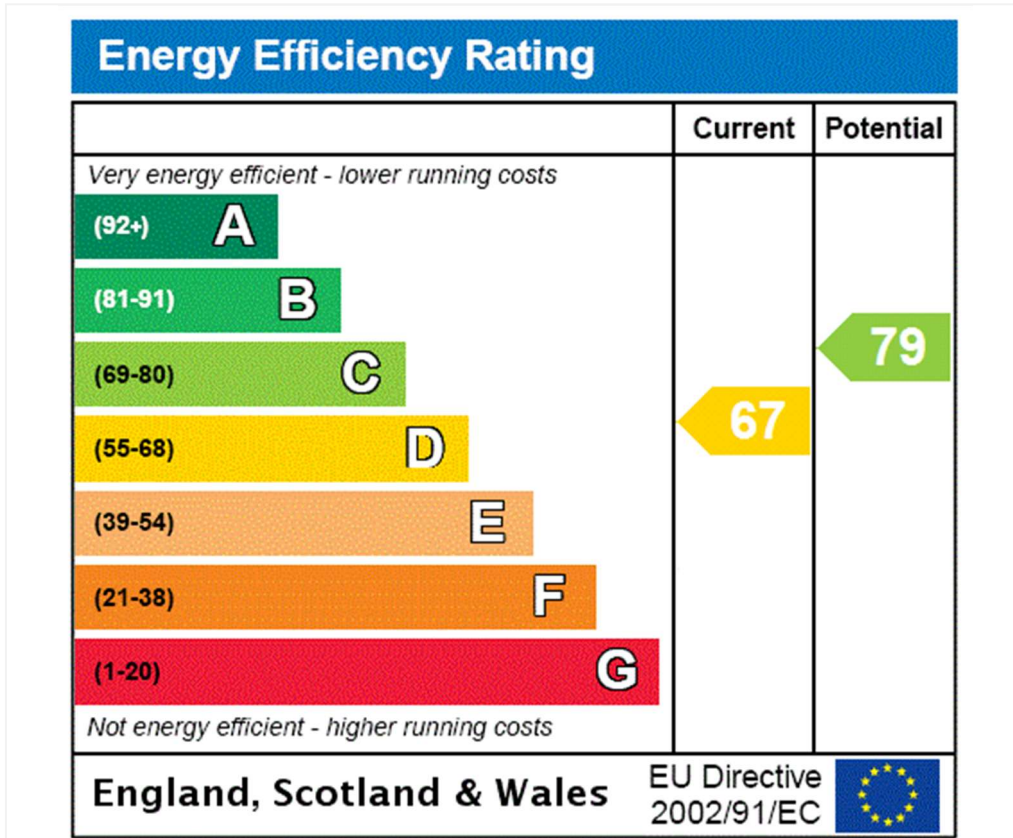
Approximate Area = 1727 sq ft / 160.4 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Chancellors Estate Agents. REF: 1180286





**Tenure:** Freehold

**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

for every step...

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