



Acacia Road, St John's Wood NW8

Acacia Road, St John's Wood NW8

A discreetly situated two storey period home offering seclusion and privacy, enviably located on the corner of Woronzow Road and Acacia Road on the East side of St John's Wood. The house features a magnificent double height reception room with doors leading directly out onto a charming courtyard garden. There is secure off street parking behind electronically operated gates and the property benefits from planning permission to create a basement floor of approximately 742 sq. ft. including a terrace, plans available upon request. Acacia Road is ideally located within 0.4 miles of the fashionable shops, restaurants and cafes of St John's Wood High Street and the Underground Station (Jubilee line).

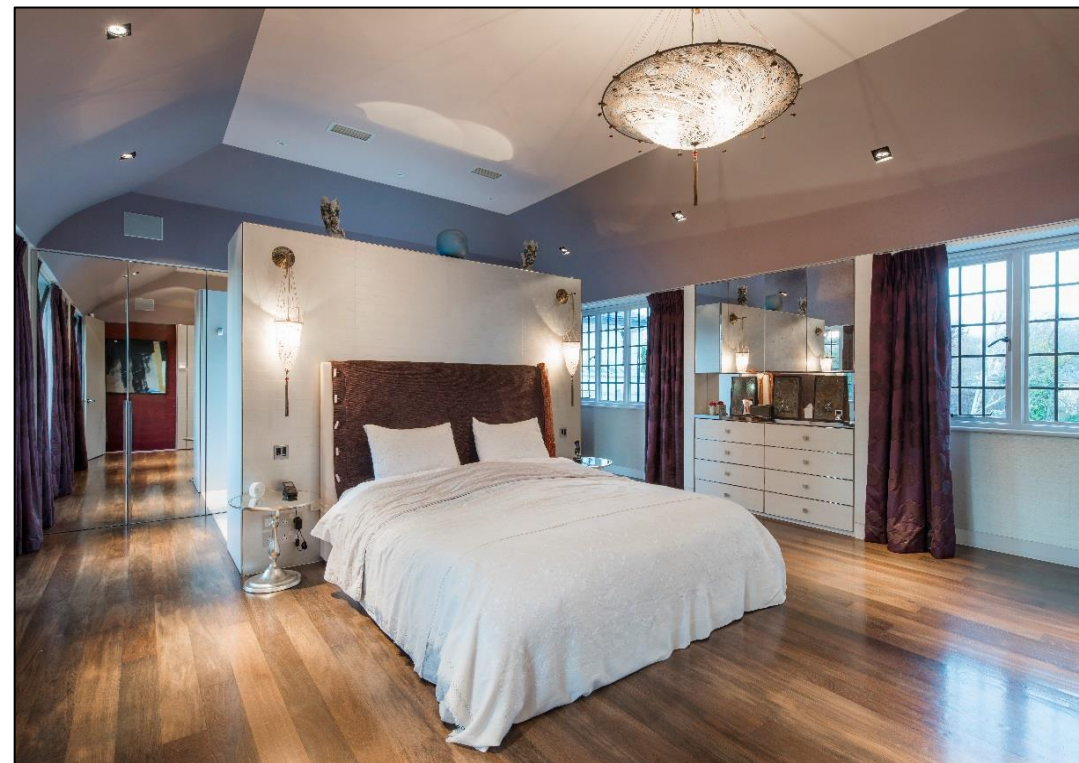
Accommodation and Amenities

Principle Bedroom Suite with Bathroom and separate Shower Room, Office/Bedroom Two with En Suite Shower Room, Double Height Reception Room, Dining Room Kitchen/Breakfast Room, Utility Room, Guest Cloakroom, Courtyard Garden, Off Street Parking for One Car Behind Electronically Operated Gates.

EPC Rating – 'E'

TENURE: FREEHOLD

ASKING PRICE: £2,975,000 SUBJECT TO CONTRACT







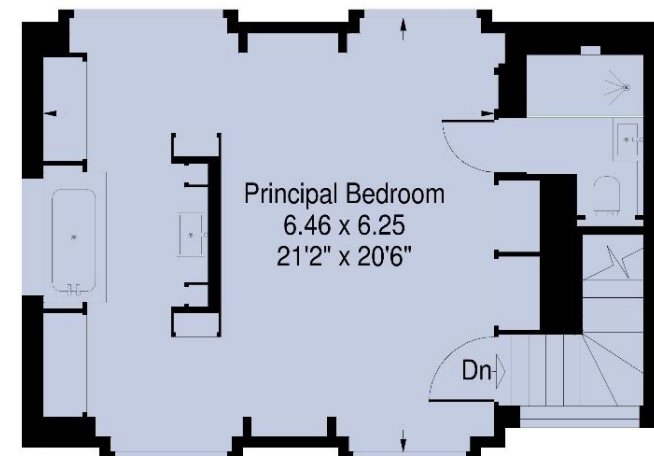
Acacia Road, London NW8

Gross internal area (approx):
178.9 sq.m. (1926 sq.ft.) including reduced height area below 1.5m

Reduced height area - 3.7 sq.m. (40 sq.ft.)

For identification purposes only. Not to scale.

Pro plan Uk ©



First floor



First floor

Ground floor

AR
ARLINGTON
RESIDENTIAL

020 7722 3322
arlingtonresidential.com