



51 Queens Grove, St John's Wood
London NW8 6EN
Asking price £7,500,000 Freehold

IAN GREEN

RESIDENTIAL

An exceptional newly refurbished period house (3,851 sq ft / 358 sq m) situated behind electric gates in this sought after location. This family home is presented in excellent decorative order throughout and provides versatile accommodation, whilst benefiting from a 74ft rear garden and off street parking for 2/3 cars. Queens Grove is located on the favoured east side of St John's Wood within close proximity to all the amenities of St John's Wood High Street, St John's Wood Underground Station (Jubilee Line) and to the open spaces of both Primrose Hill and Regent's Park.



Queens Grove, NW8

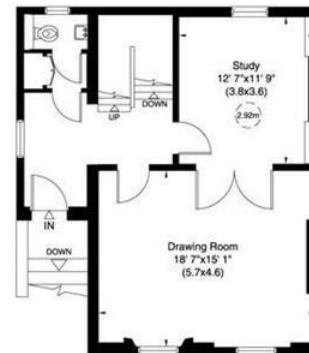
Gross internal area (approx.)

367 Sq m (3945 Sq ft) Including Under 1.5m, Excluding Side Storage

358 Sq m (3851 Sq ft) Excluding Under 1.5m, Including Side Storage

For identification only, Not to Scale

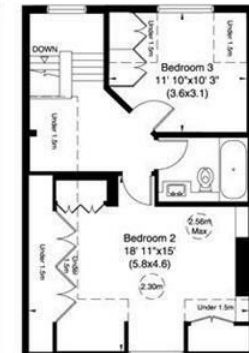
Floor Plan by **capital group** 020 8671 7722



Raised Ground Floor



First Floor



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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