



ACACIA ROAD

St John's Wood, NW8



MAGNIFICENT STUCCO-FRONTED FAMILY HOME.

An exceptional stucco-fronted family residence occupying a prominent corner plot, extending to approximately 3,398 sq ft over four floors. Benefiting from a garage and an additional off street parking space, this impressive home offers generous accommodation.



6



5



4

EPC

E

Local Authority: City of Westminster

Council Tax band: H

Tenure: Freehold

Parking: Space for two cars and a garage

Grade II Listed

Guide Price: £6,950,000







Occupying a prominent corner plot, this outstanding six-bedroom, five-bathroom home features four reception rooms, providing remarkable flexibility for both formal entertaining and modern family living. The beautifully arranged interior offers generous proportions throughout, with an abundance of natural light and a layout perfectly suited to contemporary lifestyles.

The accommodation is thoughtfully configured across four levels, comprising a selection of elegant reception spaces, spacious bedroom suites, well-appointed bathrooms and versatile living areas, creating a home of exceptional scale and character in one of London's most sought-after neighbourhoods. The property further benefits from off-street parking for two cars and a garage, a rare and highly desirable feature in this prime St John's Wood location.

Acacia Road is one of St John's Wood's most desirable addresses, ideally located moments from St John's Wood High Street, with its excellent selection of boutiques, cafés and restaurants, and within easy walking distance of St John's Wood Underground Station (Jubilee Line). The property is conveniently positioned for The American School in London and benefits from close proximity to Regent's Park, Primrose Hill, Lord's Cricket Ground and Abbey Road Studios. Marylebone, Mayfair and the West End are all easily accessible.







Approximate Gross Internal Area = 315 sq m / 3,398 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Declan Selbo
020 7483 8343
declan.selbo@knightfrank.com

Knight Frank St John's Wood
5-7 Wellington Place, London,
NW8 7PB

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: 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. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated March 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.