



Garden Duplex, Wellington Road

St. John's Wood | London | NW8 9SP

Price Guide: £2,500,000, Freehold



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On behalf of the Joint LPA / Fixed Charge Receivers:

An opportunity to acquire a substantial apartment arranged over 2,335 sq ft (216.9 sq m) across the ground and part first floor of an imposing Grade II listed stucco fronted building.

Set back from the road behind a gated driveway in the heart of St John's Wood. This property will be sold with the benefit of the Freehold.

EPC: C

Council Tax; Westminster Band G: £1,746 payable ('26-'27)

Tenure: Freehold

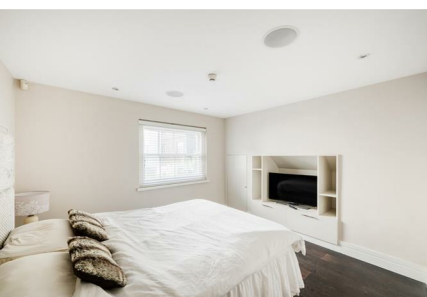
Service Charge: TBA

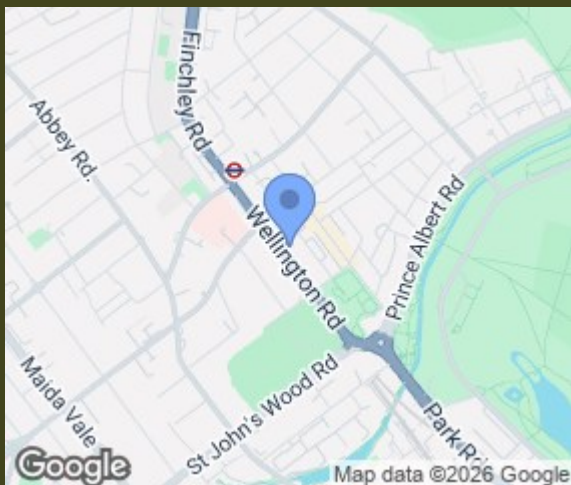
- Grade II Listed Period Building
- Large Reception Room & Separate Study
- Conservatory
- 2 Bathrooms
- Private Garden
- Ground & First Floor Duplex
- Large Dining Area Open Plan to Kitchen
- 3 Double Bedrooms
- Guest Cloakroom and Separate Storage
- Off Street Parking (1 Car) Behind Gates



Featuring its own private entrance, secure gated off-street parking, and a private rear garden, this unique property offers expansive lateral living space. The accommodation comprises a large double reception opening onto a large kitchen/dining area and light-filled conservatory and a separate dedicated study. There are three double bedrooms, all with fitted wardrobes—highlighted by a quiet, highly private principal suite on the upper level.

Positioned moments from St John's Wood High Street, Lord's Cricket Ground, and St John's Wood Underground Station (260m).





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Freehold

Council Tax Band G

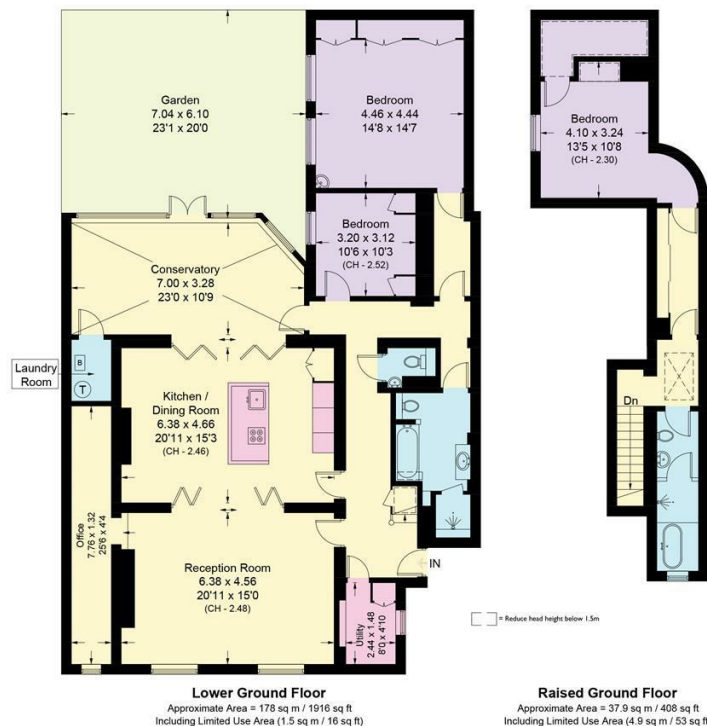
EPC Rating C

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).



Wellington Road, NW8

Approximate Area = 216.9 sq m / 2335 sq ft
Including Limited Use Area (6.7 sq m / 72 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. 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.

83 Boundary Road
St John's Wood
London
NW8 0RG
0207 625 7000

enquiries@greenstonefisher.com
www.greenstonefisher.com