



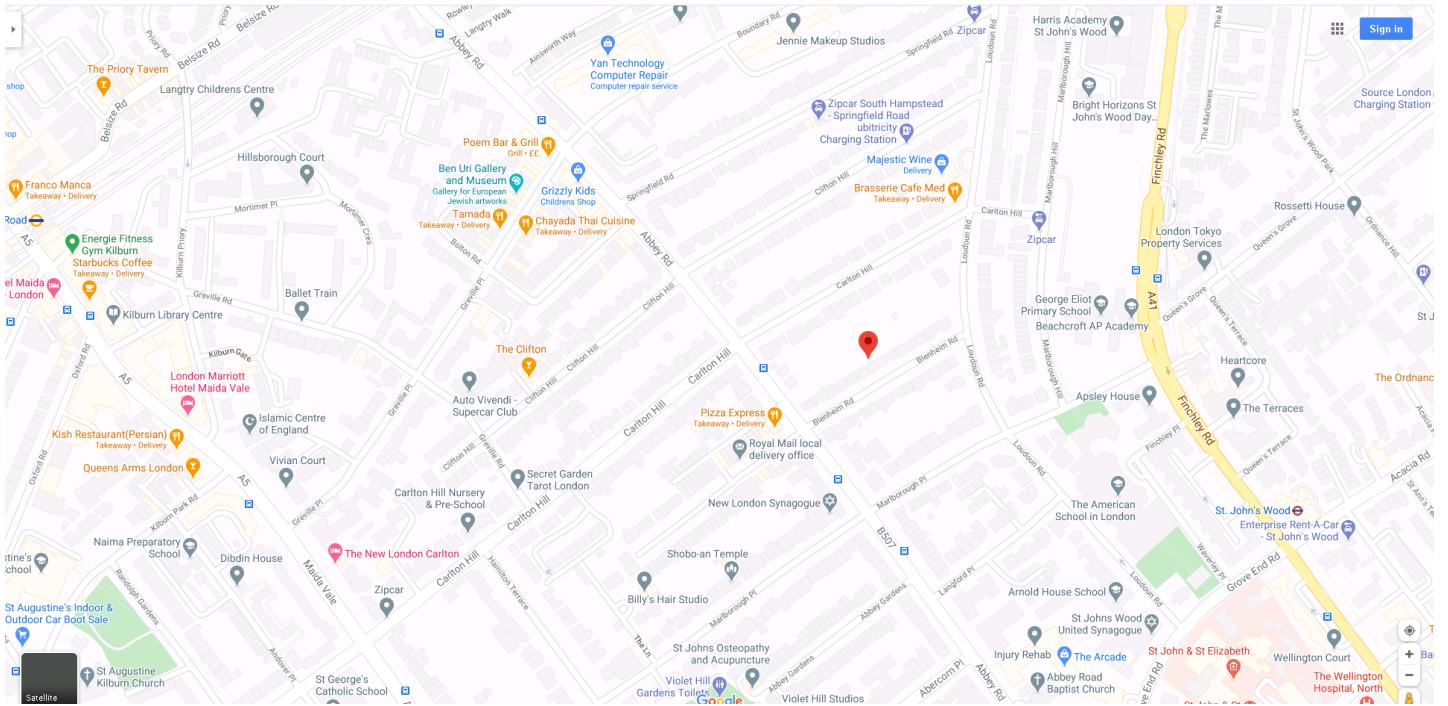
BLENHEIM ROAD, LONDON, NW8

ASKING PRICE £4,350,000
FREEHOLD

An imposing, five bedroom, freehold, house with a fantastic garden in quiet tree lined road in St John's Wood.

The house which has not been on the open market since 1968 was constructed in a Tudor Gothic style and has had various well known and honourable lessees including Sir Clement Price Thomas who operated on George VI. The flexible living accommodation comprises a main bedroom with an en-suite bathroom, four further bedrooms, a family bathroom, three adjoining reception rooms, a separate dining room, a conservatory, kitchen and utility room and a further study.

Blenheim Road is ideally located close to the local shopping, cafe's and transport facilities of St John's Wood High Street. Abbey Road studios, Lords Cricket Ground, the American School in Loudoun Road, Regent's Park and Primrose Hill are all close by.



Accommodation

The flexible living accommodation comprises a main bedroom with an en-suite bathroom, four further bedrooms, a family bathroom, three adjoining reception rooms, a separate dining room, a conservatory, kitchen and utility room and a further study

Benefits

- Ideally located close to the local shopping, cafe's and transport facilities of St John's Wood High Street
- Fantastic garden in quiet tree lined road in St John's Wood.
- Close to both Arnold House School and American School London

Tenure

Freehold

Price

£4,350,000 subject to contract

213 – 215 Gloucester Place, Regent's Park, London NW1 6BU.

T: +44 (0)20 7723 9988 ▪ F: +44 (0)20 7723 9958 ▪ DX: 83405 St John's Wood ▪ www.sandfords.com



Important Notice.

1. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Sandfords in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Sandfords 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 the agents, seller(s) or lessor(s). 2. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Sandfords have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Sandfords is the trading name of Sandfords London Limited registered in England and Wales with registered number 02961709.