



Violet Hill, St Johns Wood, NW8 £657,500 Subject to contract


We are delighted to offer a unique opportunity to acquire this gorgeous, one bedroom house situated in a tranquil location opposite Violet Hill Park, in the heart of St John's Wood. The property is beautifully presented, has just undergone refurbishment and comprises of 1 double bedroom with en suite bathroom on the 1st floor, a separate cloakroom, reception room and an open plan kitchen on the ground. Violet Hill is located off Abbey Gardens with the closest underground station being John's Wood (Jubilee line). The area offers a great selection of shops and cafe's on its doorstep, with both Little Venice and St Johns's Wood High Street within a short walk

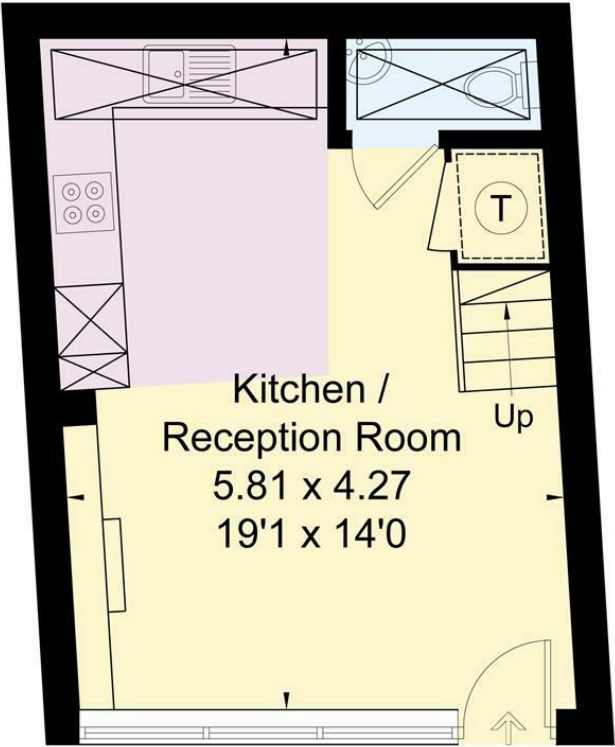


Violet Hill, NW8

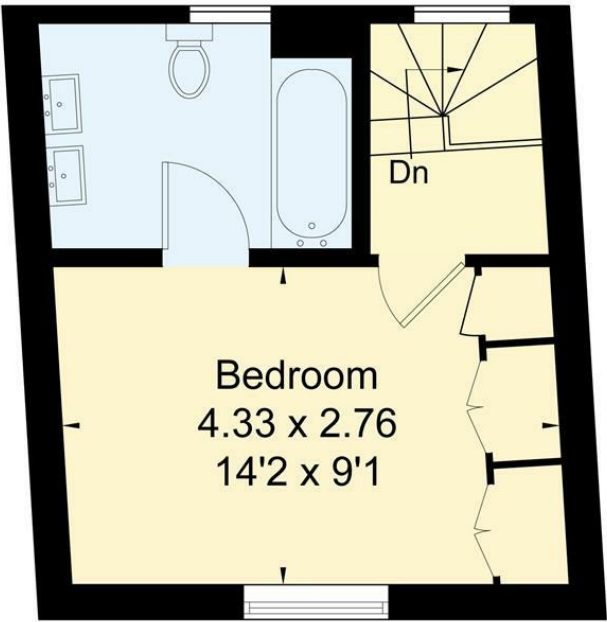
Gross Internal Area (approx) = 45.9 sq m / 494 sq ft
For identification only. Not to scale.
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 = Reduced headroom below 1.5m / 5'0



Ground Floor



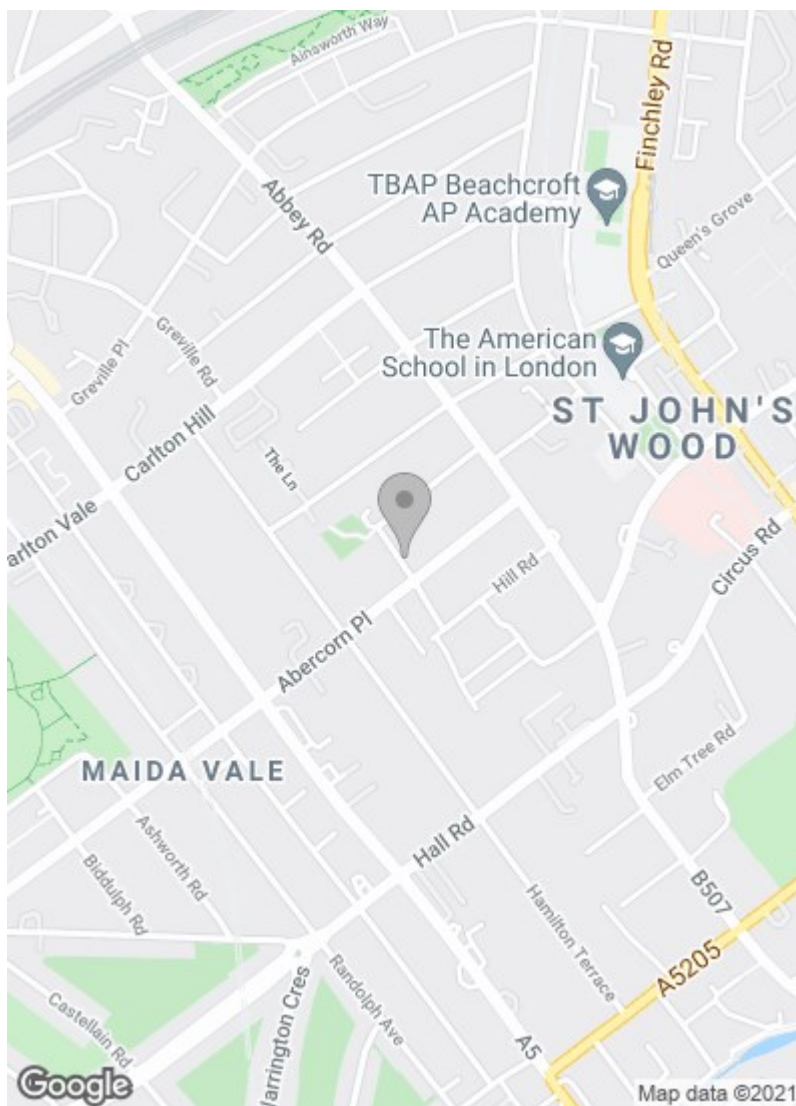
First Floor

Property Overview

Location	St John's Wood, NW8
Price	Asking Price £657,500
Bedrooms	1
Bathrooms	1
Receptions	1
Tenure	Freehold
Council	Westminster
Tax Band	D
Current Ground Rent	TBC
Service Charge	TBC
Term	TBC

Key Features

- Freehold
- Double Bedroom
- Open Plan Kitchen/Reception
- Newly Refurbished
- Great Location
- Guest Cloakroom
- Tiled & Wooden Floors
- Own Entrance



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	50
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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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).