



Blenheim Road, St Johns Wood, London NW8 .| £12,780

- Detached Villa
- 4/5 Bedrooms
- Large West Facing Garden
- Prime NW8 Location

- Perfect for Families



"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"






This beautifully presented, Grade II-listed detached villa is nestled in the heart of St John's Wood, offering an exceptional blend of period charm and character. The property is situated on a highly desirable, picturesque street and benefits from proximity to the American School of London and the many amenities that St John's Wood has to offer.

A rare opportunity, this recently redecorated, low-built house provides generous accommodation spread across 2,215 sq ft (205 sq m). The villa boasts five spacious bedrooms, three well-appointed bathrooms, and a large double reception room that offers an elegant space for both relaxation and entertaining. The home also includes a modern, fully fitted eat-in kitchen, ideal for casual dining, and a guest WC for added convenience. Outside, a private garden provides a peaceful retreat, perfect for outdoor living and entertaining.

Blenheim Road, where the villa is located, offers excellent transport links.

Both St John's Wood Underground Station (Jubilee Line) and Warwick Avenue Underground Station (Bakerloo Line) are within easy reach, making commuting and exploring the city straightforward. Additionally, the beautiful open spaces of Regent's Park are nearby, offering a tranquil escape from the urban bustle.

This exceptional property offers a rare combination of modern convenience and timeless period elegance, making it an ideal choice for families or professionals seeking a distinguished home in one of London's most prestigious neighborhoods.

 House  
 Available  
to Let  
 x 4  
 x 2  
 x 3

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A VIDEO  
WALKTHROUGH



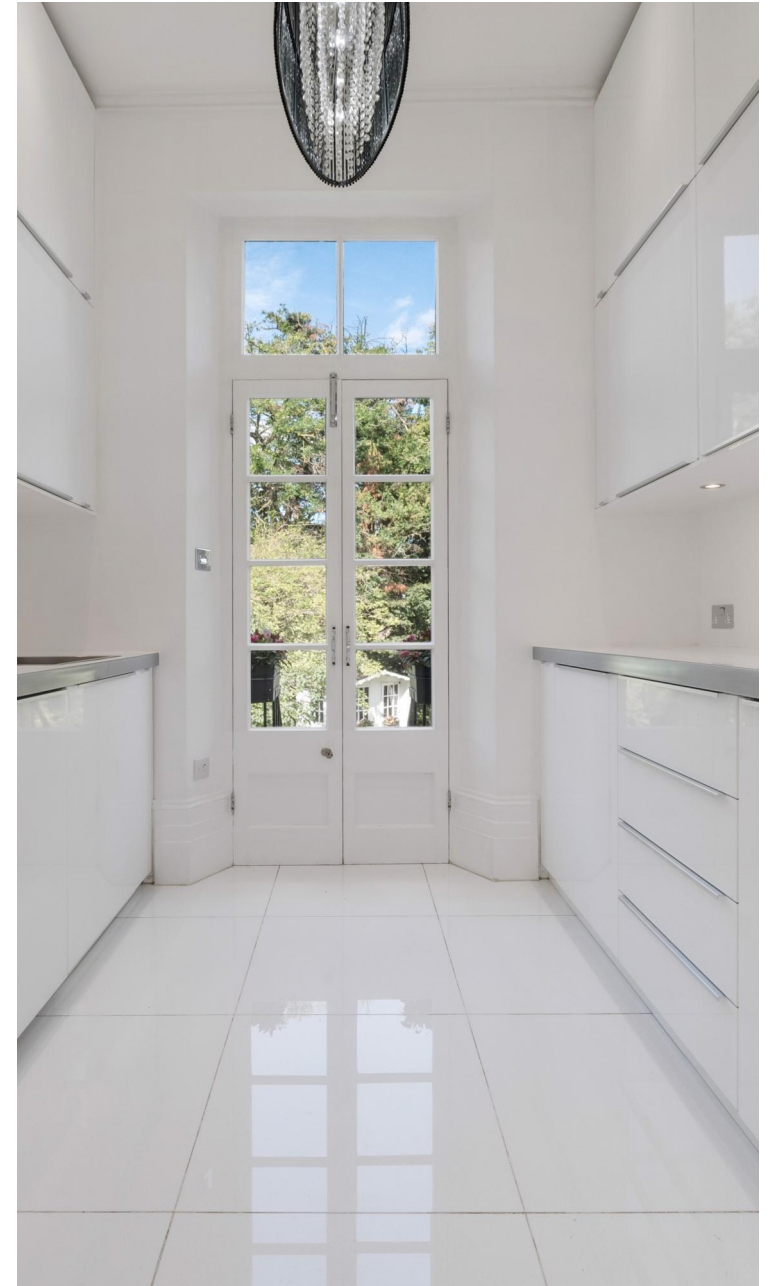
Oliver Kent

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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

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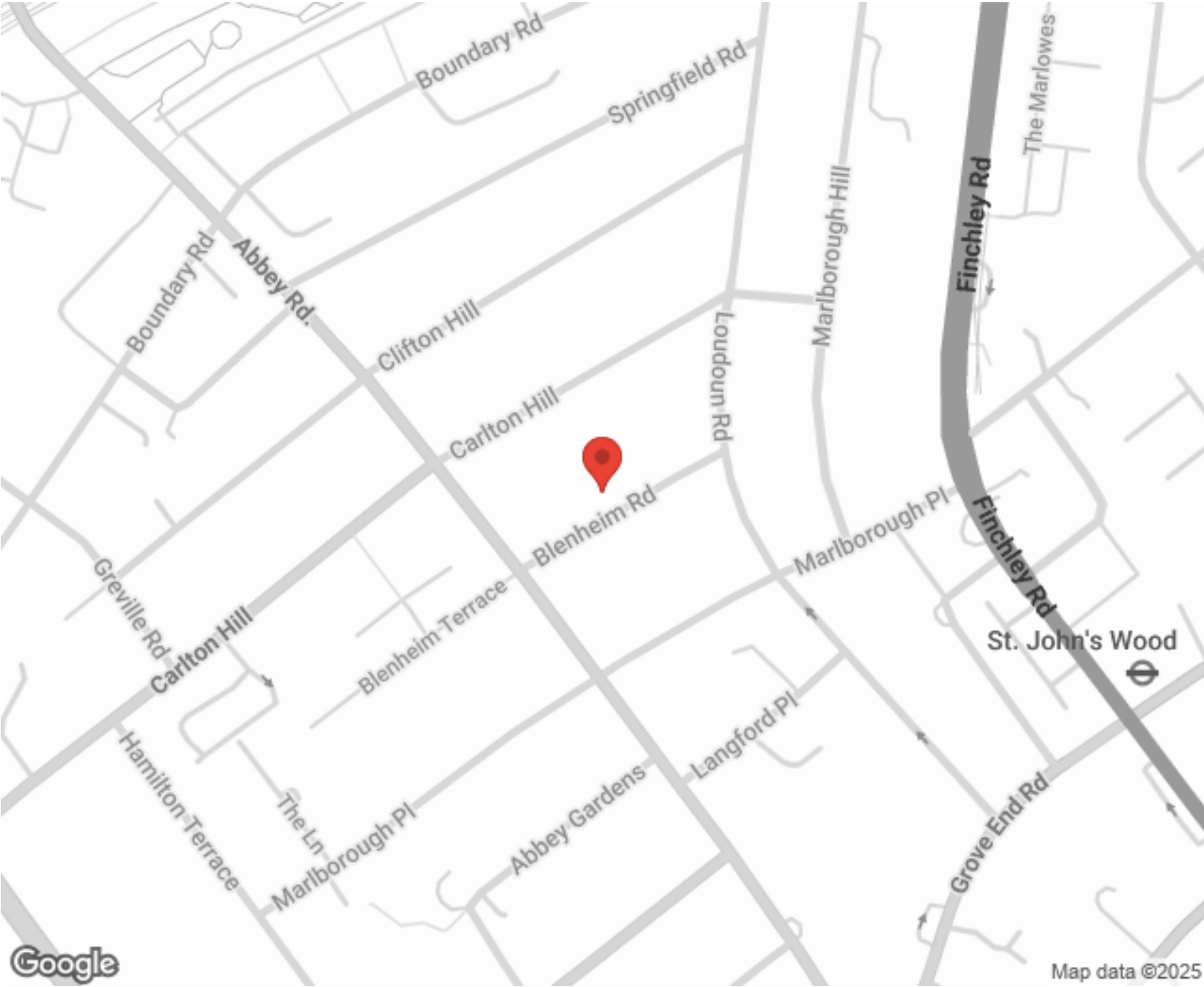


**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**





"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



| Energy rating |   | Current | Potential |
|---------------|---|---------|-----------|
| 92+           | A |         |           |
| 81-91         | B |         |           |
| 69-80         | C |         |           |
| 55-68         | D | 56 D    | 78 C      |
| 39-54         | E |         |           |
| 21-38         | F |         |           |
| 1-20          | G |         |           |

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Google  
★★★★★  
4.9 Stars | 132 Reviews

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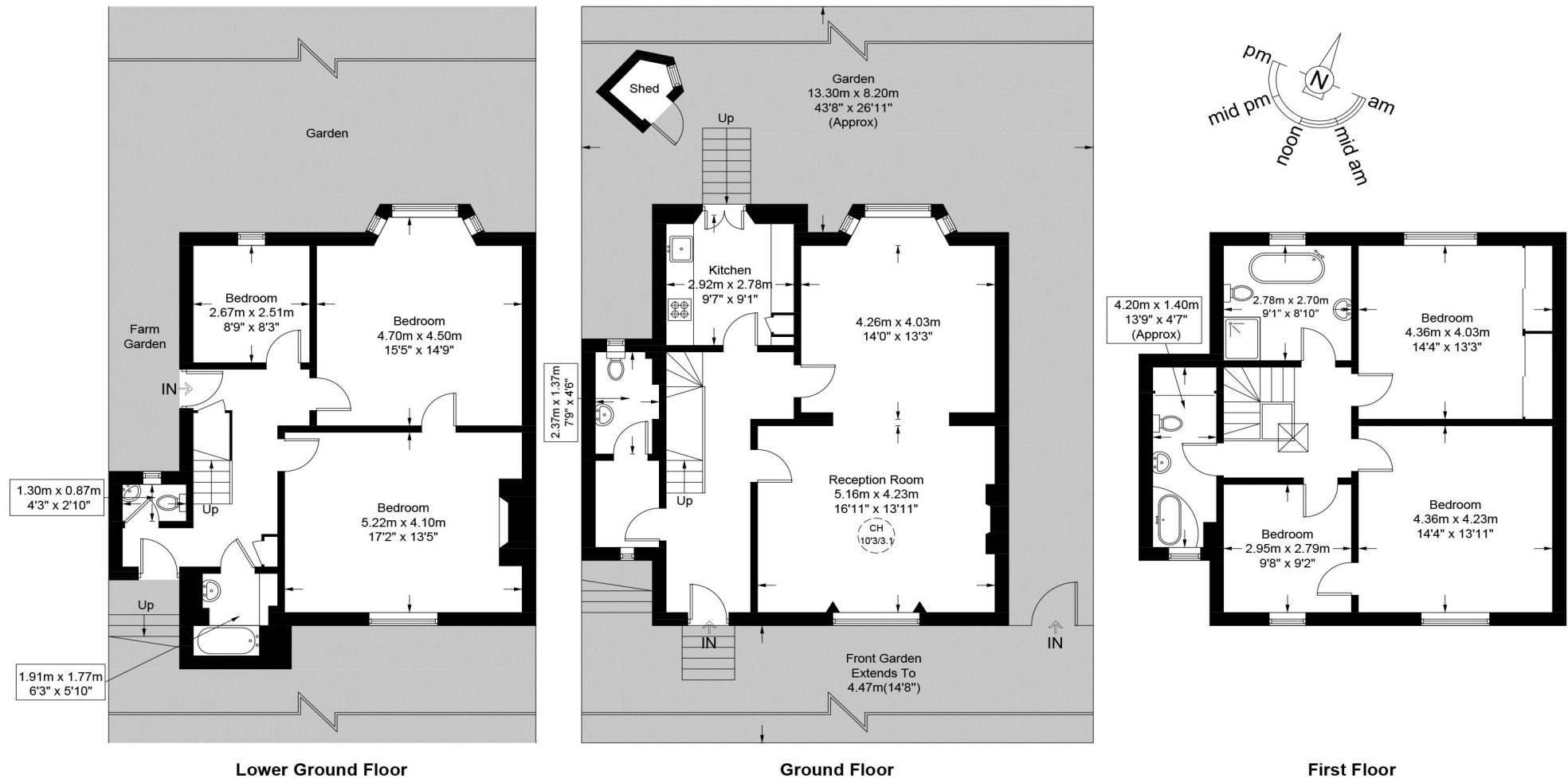
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**Blenheim Road, NW8**

**Approximate Gross Internal Area = 2211 sq ft / 205.4 sq m**



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified  
Property  
Measurer**