

V

Blenheim Road
ST JOHNS WOOD, LONDON NW8

£12,780



Nestled in the highly sought-after and prestigious St John's Wood, this magnificent Grade II listed detached villa presents a rare opportunity to let a truly exceptional family home. Spanning an impressive 2,215 sq ft (205 sq m), this property seamlessly blends historical charm with contemporary living, offering an unparalleled lifestyle in one of London's most desirable postcodes.

Upon entering, you are greeted by an immediate sense of grandeur and sophistication. The property boasts six well-proportioned bedrooms, providing ample space for a growing family or for those requiring dedicated guest accommodation or home office facilities. The layout is thoughtfully designed, ensuring both privacy and communal living are catered for with ease.

This elegant villa features three beautifully appointed bathrooms, each finished to a high standard, offering comfort and convenience for all residents. The two spacious reception rooms are a true highlight, providing versatile areas for both formal entertaining and relaxed family gatherings. These rooms are bathed in natural light, creating an inviting and warm atmosphere, perfect for unwinding after a long day or hosting guests. The architectural integrity of the Grade II listing is evident throughout, with period features carefully





The heart of this home extends beyond its interior, with a substantial west-facing garden offering a private oasis in the bustling city. This expansive outdoor space is perfect for al fresco dining, summer barbecues, or simply enjoying the afternoon sun. The orientation ensures an abundance of natural light throughout the day, making it an ideal setting for both relaxation and recreation. The garden provides a tranquil escape, a rare commodity in such a prime London location, and offers endless possibilities for landscaping and personal touches.

Situated in a prime NW8 location, residents will benefit from excellent transport links, including St John's Wood Underground Station (Jubilee Line), providing swift access to the West End and Canary Wharf. The area is renowned for its vibrant village atmosphere, offering an array of boutique shops, charming cafes, and acclaimed restaurants. Regent's Park, with its stunning open spaces, London Zoo, and Queen Mary's Rose Garden, is just a short stroll away, providing an idyllic backdrop for leisurely walks and outdoor activities. Furthermore, the property is within close proximity to a selection of highly regarded schools, making it an ideal choice for families.

This detached villa represents a unique opportunity to reside in a property of significant





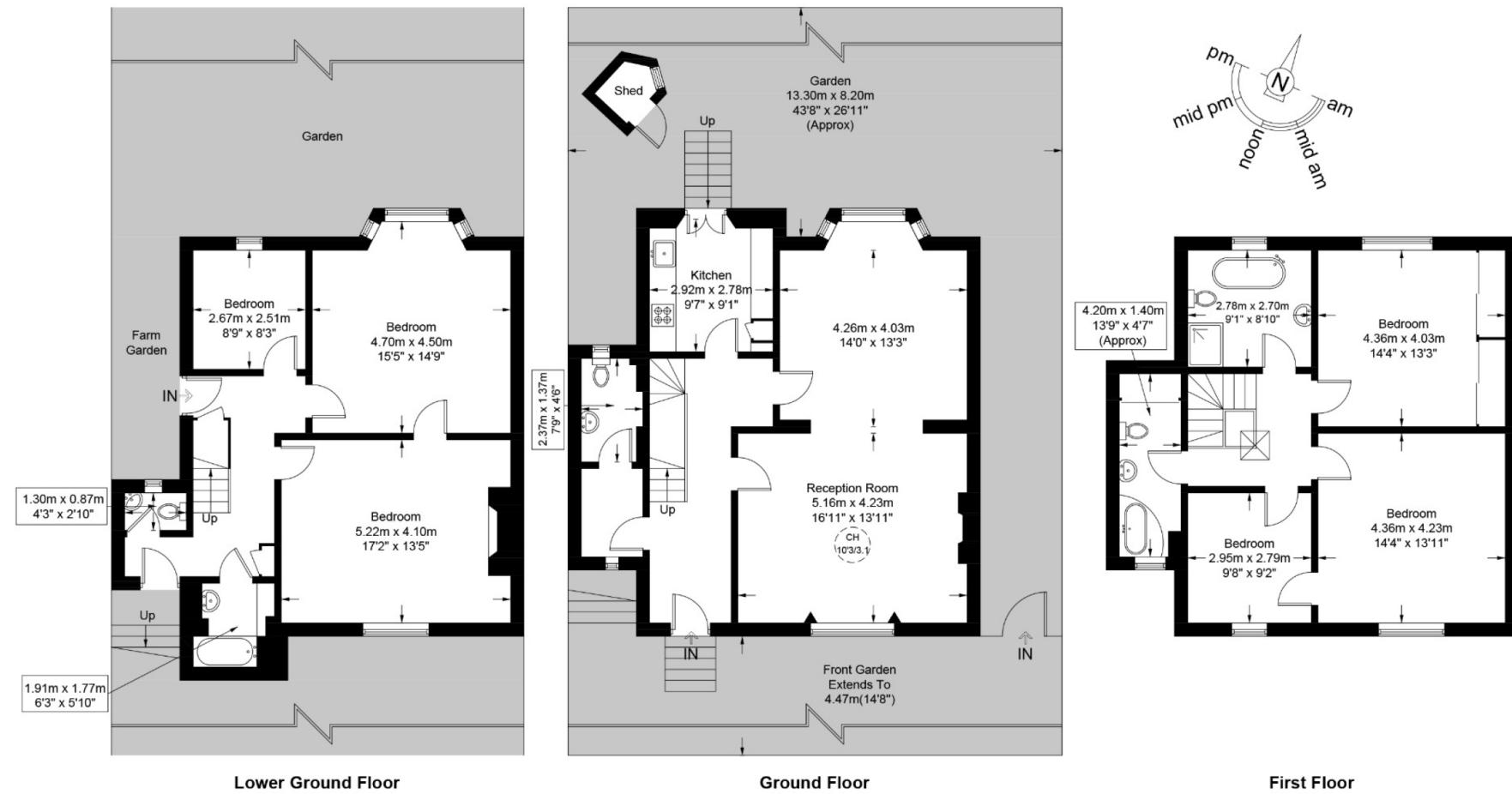


Scan for out video walkthrough



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**

Particulars

Property

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

Rooms



2



3



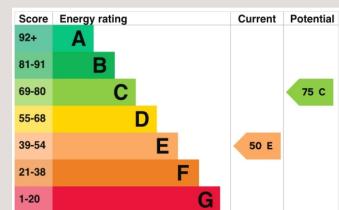
4

Features

- An Elegant Grade II listed Detached Villa
- Prime NW8 Location
- 4/5 Bedrooms
- Large West Facing Garden

Information

Council Tax



Oliver Kent
oliver.kent@vitaproperties.uk
+4477 7274 0351



Scan for our website



VITA

T: +4420 7759 2199

E: enquiries@vitaproperties.uk

Disclaimer: These particulars are prepared as a general guide for prospective purchasers or tenants and do not constitute, nor constitute part of, an offer or contract. All statements, descriptions, and measurements contained herein are given in good faith and are believed to be correct at the time of printing, but any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness. Floor plans and photographs are for illustrative purposes only and may not be to scale. The position and size of doors, windows, appliances, and other features are approximate. Anti-Money Laundering (AML): In line with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, we are required to carry out customer due diligence checks. Buyers/tenants will be asked to provide proof of identity, address, and source of funds before a sale or rental can be agreed. Data Protection (GDPR): Personal information supplied to Vita Properties will be processed in accordance with the General Data Protection Regulation (GDPR). Your details may be retained for legitimate business purposes relating to property services. Full details of our Privacy Policy are available on request.

All rights reserved.