

"It's the type of property which appeals to a buyer with an eye for change"



The details  
Price: £4,999,000  
Agent: Ian Green Residential  
Tel: 020 7586 1000

St John's Wood Park runs parallel to Finchley Road and the right side of it for easy access to Primrose Hill and Regent's Park. It puts you within walking

distance of the shops, amenities and transports links of St John's Wood on the Jubilee Line and Swiss Cottage/Finchley Road on the Jubilee and Metropolitan Lines.

# Do your own thing

It's good to discover a home that still provides an opportunity to refurbish and extend to a buyer's own taste, and that's what makes this St John's Wood home so enticing, writes Catherine Golding

**A**vailable for the first time in 40 years – which says so much about the home and its location – this detached, low-built house in the favoured east side of St John's Wood has potential for extension subject to planning permission.

It's the type of property which appeals to a buyer with an eye for change and with specific ideas on interior design, since it represents a terrific opportunity for modernisation.

Everything is in place for a wonderful family home, with 3,331sq ft of living space over

three floors, seven bedrooms, two bathrooms and a shower room, two reception rooms and a well-established garden.

The main reception room and dining room both look out to the private, west-facing garden and have plenty of natural light streaming in, and there's a feeling of classical grandeur, with decorative pillars adding to the stately atmosphere which hits you upon entering the main entrance hall.

With an integral double garage and off-street parking, there's no doubt that this is a highly-desirable London home.





### Springfield Road, St John's Wood, NW8

This delightful, double-fronted and detached family house with a south-westerly facing garden and a large carriage driveway has been recently sold by Ian Green Residential.

Arranged over three floors, it offers circa 3,525sq ft of well-proportioned lateral living accommodation comprising a substantial entrance hall, seven double bedrooms, five bathrooms, a guest cloakroom, double reception room, dining room, study, utility room and an extensive kitchen/breakfast room.

Sitting on a double plot, the low-built house is located on Springfield Road, a prestigious, tree-lined street close to St John's Wood High Street and the Jubilee Line.

**Asking price: £7,350,000**  
**Sold by Ian Green Residential**  
**(020 7586 1000)**

### Prince Albert Road, NW1

Ian Green Residential have just sold this stunning, interior-designed family home located opposite Regent's Park.

It provides circa 4,000sq ft of luxurious accommodation comprising six double bedrooms, five bathrooms, four reception rooms and a magnificent, eat-in kitchen.

The property also benefits from a garden and a large, off-street parking space.

Prince Albert Road is ideally located for Regent's Park and the amenities of St John's Wood.

**Asking price: £7,500,000**  
**Sold by Ian Green Residential**  
**(020 7586 1000)**



### Whittlebury Mews West, Primrose Hill, NW1

Arlington Residential have just sold two more houses within this discreet, private-gated development located in one of North London's most desirable areas, right on the doorstep of Regent's Park.

They both have high-specification fixtures including appliances from Miele and Siemens, Quooker fusion three-in-one boiling-water taps, Silestone composite-stone worktops, Blanco stainless-steel sink and Hansgrohe thermostatic fittings.

Each house has three bedrooms, three bathrooms and a wall-mounted WC from Villeroy & Boch, a bespoke handle-less Poggenpohl kitchen, open-plan living/dining room, as well as an underground parking space.

Primrose Hill is close to the amenities of Mayfair.

**Asking prices: £1,795,000 and £1,850,000**  
**Sold by Arlington Residential**  
**(020 7722 3322)**

