



29 NORFOLK ROAD

ST. JOHN'S WOOD, LONDON, NW8



A truly unique opportunity to create your own luxury residence, in a prime London location on the favoured east side of St. John's Wood. With planning permission already in place for a gross internal area of up to 618 Square Metres / 6,658 Square Feet on a plot of 0.25 acres with a front drive and south facing garden.

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KEY FEATURES

Detached
Freehold
Approx. 6,659 sq.ft.
0.25 Acres
6 Bedrooms
6 Bathrooms
Gated Drive
Garage
Cinema Room and Wine Room
80 Foot South Facing Garden

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DESCRIPTION

A unique Planning Permission is in place to extend

French doors that connect the house to the south

adjoining family room provides convenient access to the garden. Each room has been cleverly designed, to maximise space and natural light.

principal bedroom suite including dressing room. The

laundry and utility rooms. The garden is superb, offering complete privacy in a tranquil position facing South.

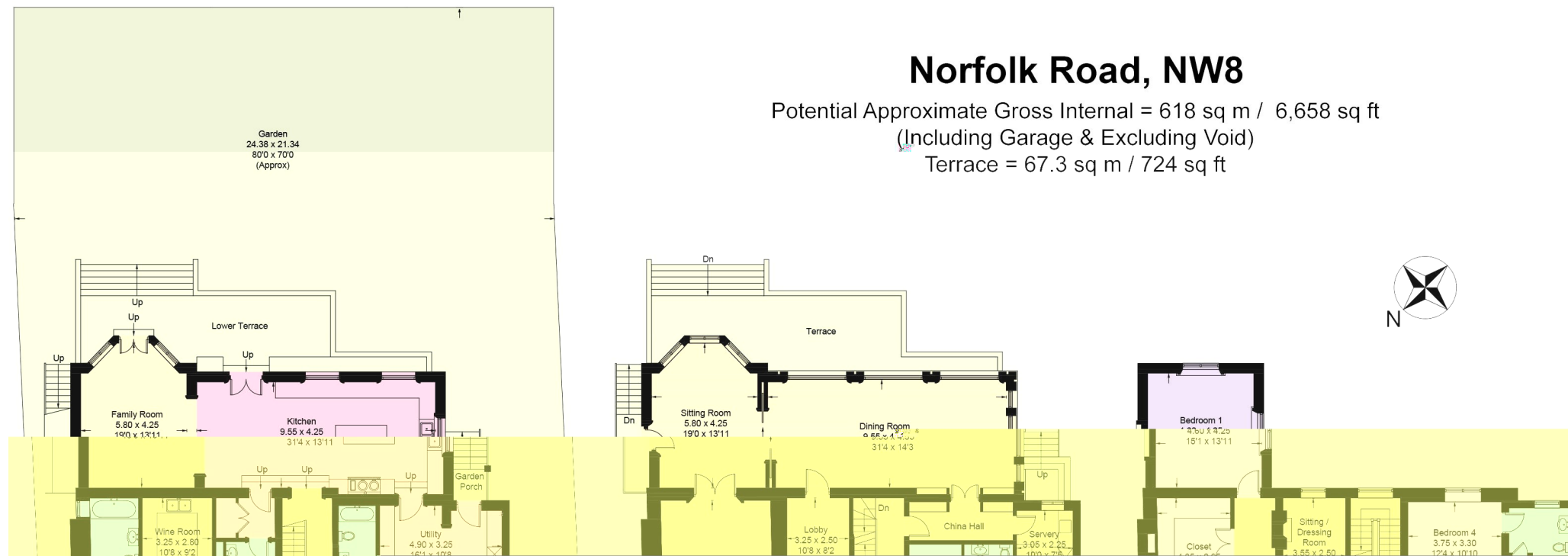


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Norfolk Road, NW8

Potential Approximate Gross Internal = 618 sq m / 6,658 sq ft
(Including Garage & Excluding Void)
Terrace = 67.3 sq m / 724 sq ft



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LOCATION

in demand from both domestic and overseas purchasers attracted by the quality of housing

This section of the street is only accessible via the West side meaning that it is particularly quiet.

The excellent amenities of Marylebone, Mayfair and the West End are easily accessible via road a range of leisure facilities including formal gardens, sports facilities and an open air theatre.