



Greville Place, NW6

£2,250,000 Freehold

4 bedroom house for sale

Description

A rare opportunity to acquire a hidden gem in the form of a converted artist studio in this discreet location on the border of St Johns Wood and Maida Vale. This fabulous three storey 4 bedroom house benefits from a stunning 30ft reception room opening on to a secluded south-east facing rear garden with a separate studio. Greville Place is within 0.5km of Maida Vale Underground Station (Bakerloo Line) and St Johns Wood Station (Jubilee Line) is 0.9km away.

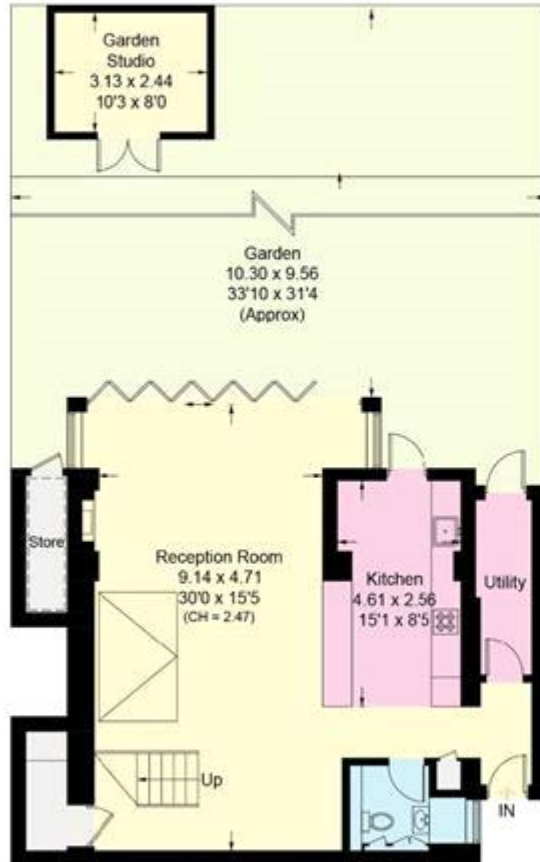
Tenure

Freehold



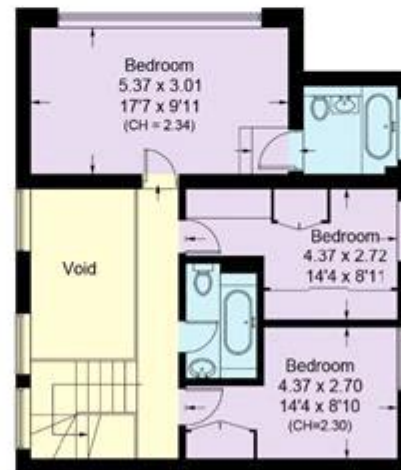
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Approximate Area = 158.9 sq m / 1710 sq ft
 Garden Studio = 7.7 sq m / 83 sq ft
 External Store = 2.5 sq m / 27 sq ft
 Storage = 16.2 sq m / 174 sq ft
 Total = 185.3 sq m / 1994 sq ft
 Including Limited Use Area (19.6 sq m / 211 sq ft)
 (Excluding Void)



Ground Floor

Approximate Area = 78.9 sq m / 849 sq ft



First Floor

Approximate Area = 55.6 sq m / 598 sq ft
 (Excluding Void)



Second Floor

Approximate Area = 24.4 sq m / 263 sq ft
 (Excluding Void / Storage)
 Including Limited Use Area (3.7 sq m / 40 sq ft)
 Storage = 16.2 sq m / 174 sq ft
 Including Limited Use Area (13.5 sq m / 145 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	

Viewing by appointment only
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