



## Middlefield

, St John's Wood, NW8 6ND

£2,750 Per Week

This is a substantial (2285 sq/ft) fine five bedroom detached family house situated on a private road, yet close to Swiss Cottage underground and within easy walking distance to St John's Wood High Street and its Station; affording immense amenities and the American School in London is just a short walk away. This well presented property has an excellent sunny conservatory, welcoming front garden patio and lawned walled rear garden and an integral garage, as well as on site parking.

This great family home comprises of large entrance hallway, guest WC., double reception room leading through to a sunny conservatory dining area, open plan fitted kitchen. Sweeping stairs up to the first floor leading to, four bedrooms of varying sizes, one e/suite shower/WC., large family bathroom, on the (top) second floor there is a large double bedroom suite, wardrobe with en-suite shower/WC.

The house benefits from having a large private patio garden, gas central heating, double glazing thru out. Parquet flooring in principle reception area. The property is offered unfurnished/Semi furnished and is available NOW residential letting.

- Five Double Bedrooms
- Three Bathrooms
- Conservatory
- Over three Floors
- Garage
- Gardens
- 5 Mins walk to Station

### Viewing

Please contact our Messila Residential Office on 020 7586 6699 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan



## FLOOR PLAN

Middlefield, St John's Wood, London, NW8





**ROOM DESCRIPTIONS**

**ENTERED**  
At street level via private entrance.

**GROUND FLOOR**  
 Hallway 14.38m x 2.82m 14'4" x 9'3"  
 Reception 17.87m x 3.78m 25'10" x 12'5"  
 Conservatory 13.30m x 6.13m 12'11" x 20'11"  
 Kitchen 13.57m x 3.58m 11'9" x 11'9"  
 WC 10.8m x 2.21m 2'8" x 7'3"  
 Garage 14.38m x 2.12m 14'4" x 6'11"

**FIRST FLOOR**  
 Bedroom 01 13.59m x 3.85m 11'9" x 11'12"  
 Bedroom 02 12.4m x 3.79m 7'10" x 12'5"  
 Bedroom 03 15.54m x 3.85m 18'2" x 11'12"  
 Bedroom 04 13.30m x 2.93m 12'10" x 9'7"  
 Family Bathroom 13.16m x 2.55m 12'4" x 8'4"  
 En-suite Shower-WC 12.12m x 1.95m 8'11" x 6'5"  
 14.18m x 4.76m 13'9" x 15'7"

**SECOND FLOOR**  
 Bedroom 13.30m x 2.55m 10'11" x 8'4"  
 13.31m x 7.1m 10'10" x 23'4"

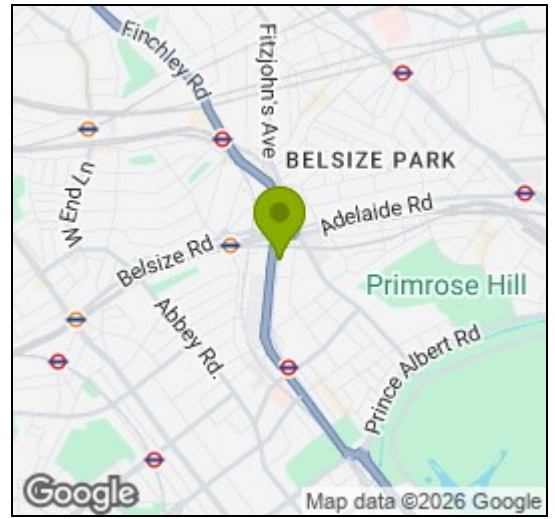
**ADDITIONAL FEATURES**  
 Garden 11.78m x 10.74m 5'10" x 35'3"




**FIRST FLOOR**                      **SECOND FLOOR**

Total above ground internal floor area 2885.3 sq.ft. 1616.21 sq.m.  
 Measurements are approximate, not to scale.  
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# Area Map



# Energy Efficiency Graph

| Energy Efficiency Rating   |           | Environmental impact (CO <sub>2</sub> ) Rating   |           |
|--|-----------|--|-----------|
| Current  | Potential | Current  | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
|  | <b>72</b> |  | <b>66</b> |
|  | <b>57</b> |  | <b>49</b> |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC   |           | <b>England &amp; Wales</b> EU Directive 2002/91/EC   |           |



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