

www.bargets.co.uk

16 Park Road, Regent's Park, London NW1 4SH

Facsimile: 020 7724 7055

Email: enquiries@bargets.co.uk



020 7402 9494



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

A charming and discreet home offering seclusion and privacy, enviably located on Acacia Road on the favoured East side of St John's Wood. The house features a magnificent grand triple height reception room, dining area, a galleried mezzanine bedroom suite, a further bedroom suite and dual direct access to a charming patio courtyard.

Acacia Road is ideally located within a moments' walk to the fashionable shops, boutiques, restaurants and cafes of St John's Wood High Street and the Underground Station (Jubilee line).

### ACCOMMODATION

- GRAND RECEPTION ROOM
- DINING AREA
- MEZZANINE BEDROOM SUITE
- BEDROOM SUITE
- KITCHEN
- PATIO COURTYARD

### TERMS

**£1,750 Per Week, Subject to Contract**

**Furnished**

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MISREPRESENTATION ACT 1967 Messrs Bargets for themselves and for the vendors and lessors of the above property(ies), whose agents they are, give notice that:-  
(1) these particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations. They do not constitute, nor constitute any part of an offer or contract.  
(2) All statements contained in these particulars as to this (these) property(ies) are made without responsibility on the part of Messrs Bargets or the vendors or the lessors. (3) None of the statements contained in these particulars as to this (these) property(ies) are to be relied on as statements or representations of fact, nor should they be relied on for any purpose whatever. Accordingly, neither their accuracy nor the continued availability of the property(ies) is in any way guaranteed and they are furnished on the express understanding that neither Messrs Bargets nor the vendor or lessor are to be or become under any liability or claim in respect of their contents. (4) The vendor or lessor does not hereby make or give nor do Messrs Bargets have any authority to make or give any representation or warranty whatsoever as regards the property(ies) or otherwise. (5) Any intended purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (6) In the event of the Agents supplying any further information or expressing any opinion to a prospective purchaser or lessor whether oral or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.



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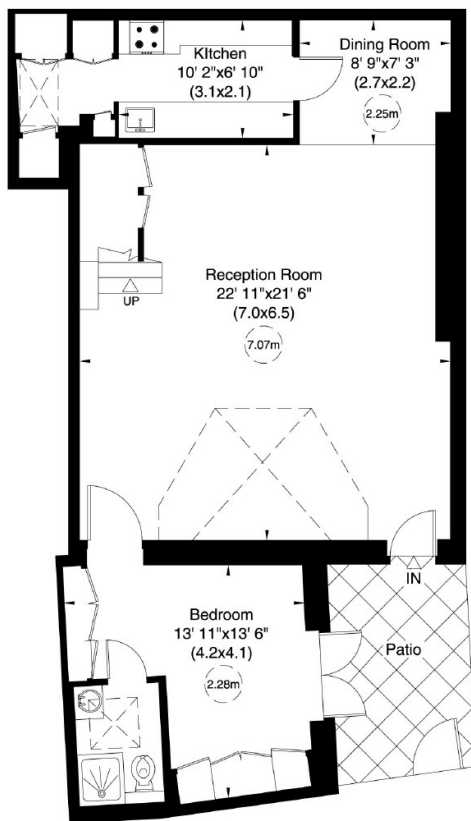
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## 3A Acacia Road, NW8

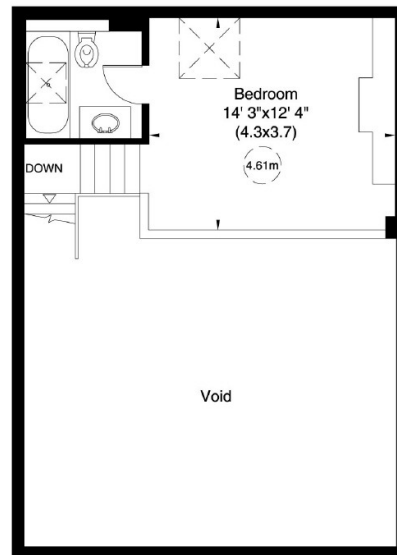
Approximate Gross Internal Area

107 sq m/ 1148 sq ft

Not to Scale, for identification only



Ground Floor



Mezzanine

For guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).