



## MELINA PLACE, LONDON, NW8 OFFERS OVER £2,500,000 FREEHOLD

A unique house set over only two floors, discreetly located in one of St John's Wood's most exclusive and sought-after enclaves. Approached through an understated gated entrance, the off-street position of this house makes it a particularly peaceful location. The house benefits from a 24' reception room and an 18' kitchen/breakfast room leading onto the private garden. Other features include parking for one car, air conditioning and a private walled west facing garden. Melina Place is located approximately 0.5 miles from St John's Wood High Street with its mix of restaurants, cafes and shops. The closest Underground Stations are St John's Wood (Jubilee line) and Maida Vale (Bakerloo line).

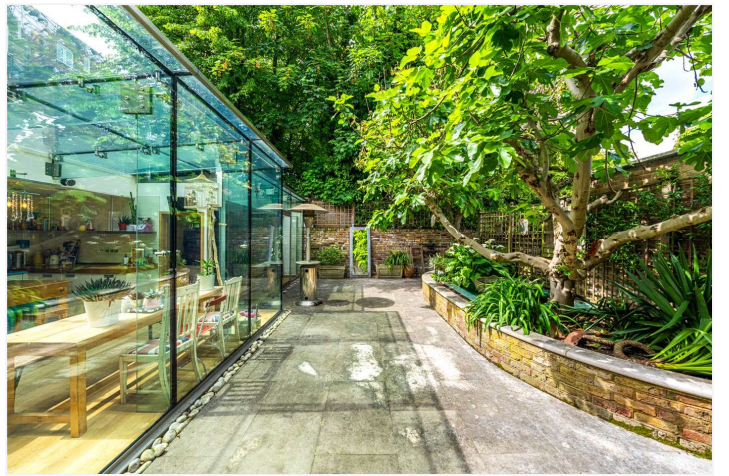
Principal Bedroom With En Suite Bathroom & Dressing Room | Two Further Bedrooms | Shower Room | 24ft Reception Room | Private Garden | Air Conditioning | Low Built Two Floor House | Parking for One Car | Freehold

View our virtual tour here: <https://www.youtube.com/watch?v=eucIobXlwTk>

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# Melina Place, NW8

Approximate Gross Internal Area = 131.0 sq m / 1411 sq ft



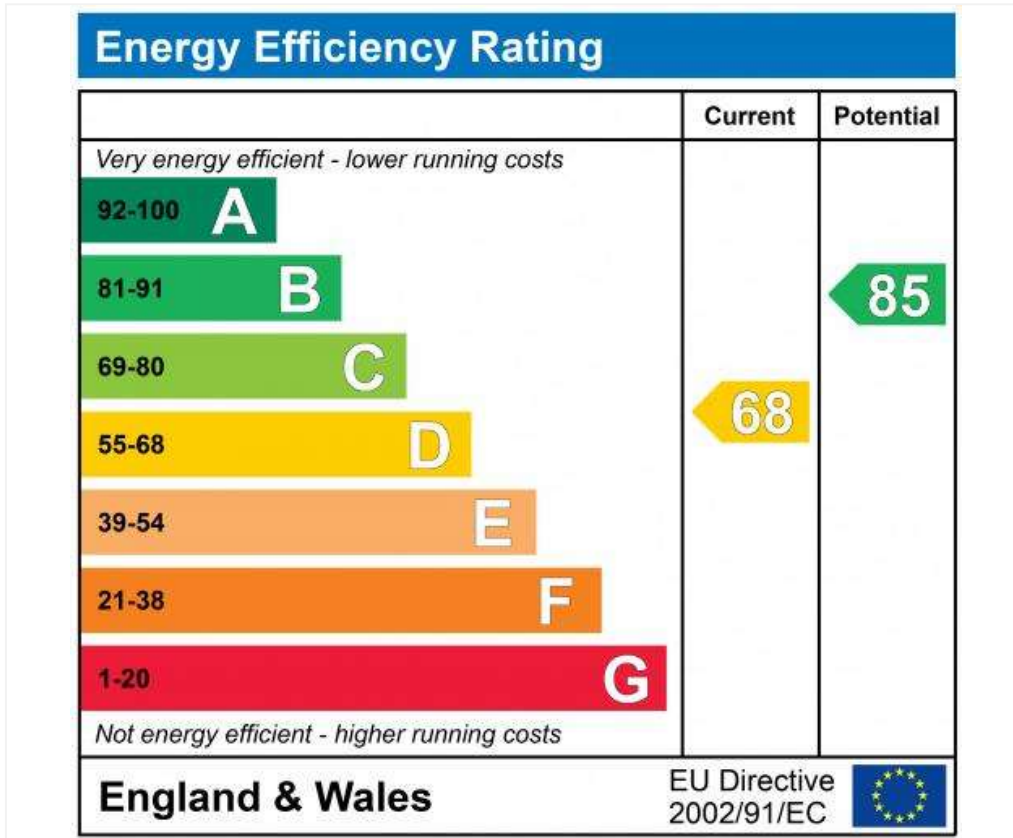
Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1055581)



**Tenure:** Freehold

**Council Tax Band:** H

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