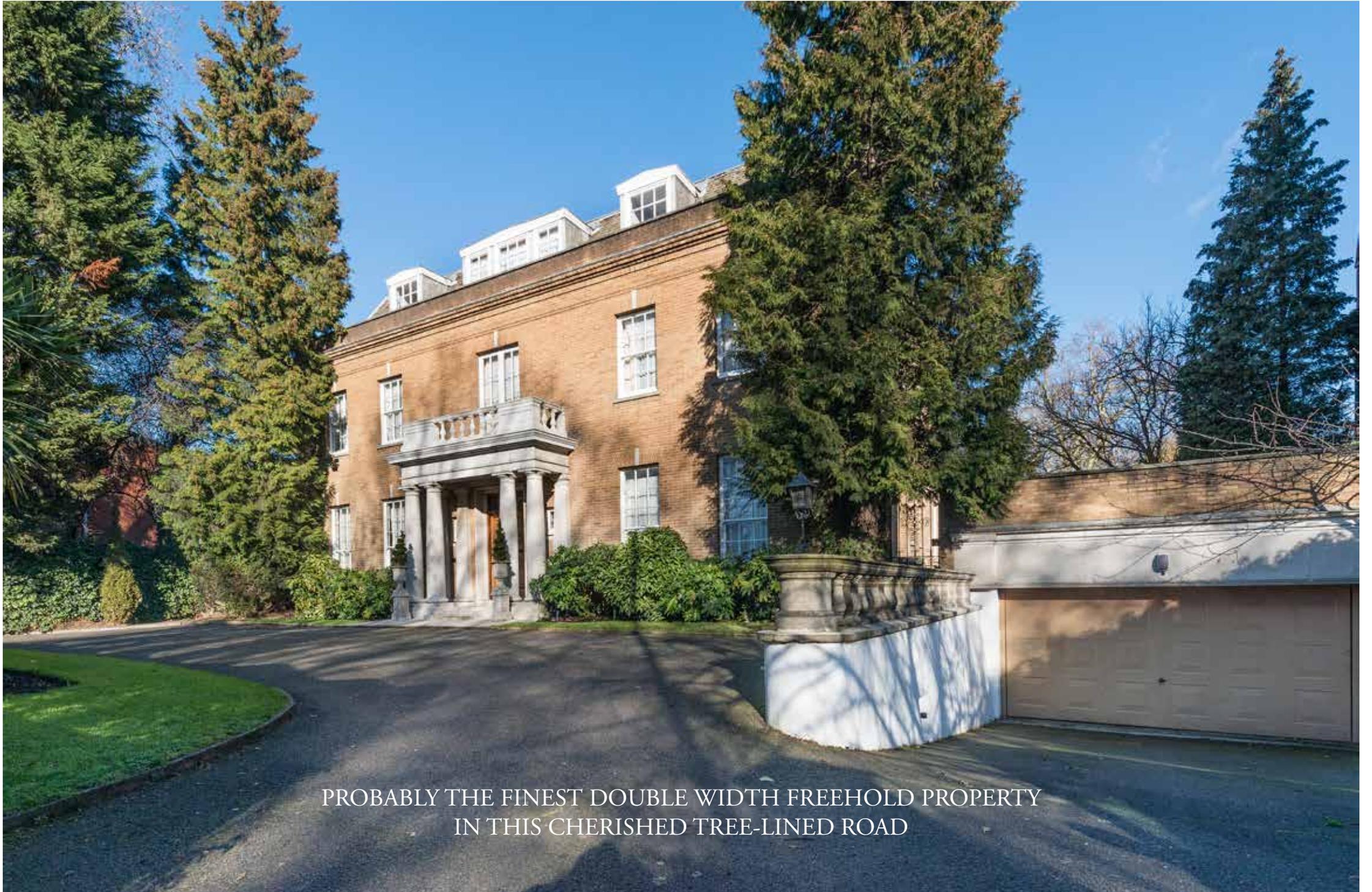




AVENUE ROAD
ST JOHN'S WOOD NW8



PROBABLY THE FINEST DOUBLE WIDTH FREEHOLD PROPERTY
IN THIS CHERISHED TREE-LINED ROAD



A VERY RARE FREEHOLD MANSION, NESTLED IN
A DOUBLE WIDTH GARDEN, AVAILABLE FOR SALE
FOR THE FIRST TIME IN 60 YEARS.

We are privileged to introduce this unique property, which offers the fortunate buyer a rare combination of privacy and grand living, in one of London's most sophisticated leafy villages.

This remarkable, freehold neo-Georgian mansion is in a delightful and convenient position on the corner of Radlett Place and Avenue Road, opposite the junction of Acacia Road and makes an impressive statement in the road.

The sense of grandeur becomes apparent when considering the dimensions, which are approximately twice the width of most other properties in the road (**width: 128ft/38.8m and depth: 139 ft/42.3m**). While the site covers a total area of **0.41 acres (0.17 hectares)**, with Radlett Place on one side, it is therefore a substantial distance from its neighbours.

The gardens surround the property and in the early morning, bird song fills the air.

You could be forgiven for asking the question "Is this location 10 minutes from the West End or in the middle of the countryside?"



Drawing Room



Entrance Hall



Morning Room



Kitchen/Breakfast Room

Built about 60 years ago by the present owners for their own use, it was considered, quite rightly, to be “one of the most desirable mansions in this road. The house itself is **5,585ft (519.3m)** and is approached by a double carriage drive which provides plenty of off-street parking.

It makes an unforgettable first impression; pass via a grand stone portico, step through elegant double wood doors and you find yourself in a spacious entrance hall, with a galleried landing, rising dramatically up over two upper floors.

The entire area is elegantly crowned with a magnificent chandelier.

The reception rooms all lead logically out from the entrance hall and onto the kitchen/breakfast room and morning room, via a lobby. It is a layout which offers an ideal separation from the formal to the informal family areas.

The study, drawing room and dining room are handsomely sized and open onto the gardens via French doors, which allow plenty of light to these rooms.

A house like this provides a spectacular backdrop for entertaining. Both dining room and drawing room have the scope for lavish functions, while they can be separated by a sliding door, if you prefer a more intimate ambience.

Mornings are a pleasure in the kitchen/breakfast room. Designed to allow in the maximum amount of light, it leads directly to the gardens and the double garage. The latter is partly below ground and would allow a very logical extension above, subject to planning consent.

Ascend the elegant staircase to the first-floor galleried landings and you find numerous bedrooms. These reflect luxury living of the 60s/70s and would make an interesting project to update for a more contemporary look.

Ground and first floor ceiling heights give a generous impression of space, while those on the second floor are perfectly adequate. The master bedroom suite, with bathroom and spacious dressing room, continues the theme of impressive scale and presence, occupying around a third of the floor plate of the property. French doors open onto a charming balcony, with elevated views over the gardens and the vistas of Primrose Hill beyond.

ACCOMMODATION

Master Bedroom Suite
(with large Dressing Room and Bathroom)

6/7 further Bedrooms with 2 Bathrooms

Drawing Room

Study

Dining Room

Kitchen/Breakfast Room

Morning Room

Utility Room

Cloakroom

Double Garage





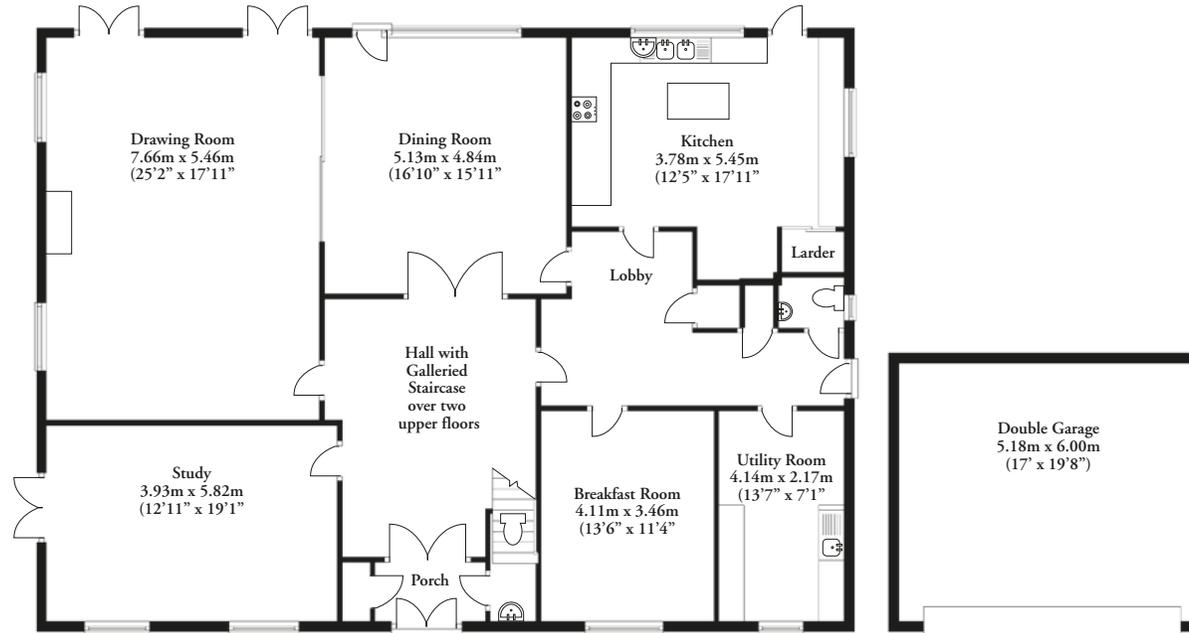
RADLETT PLACE

AVENUE ROAD

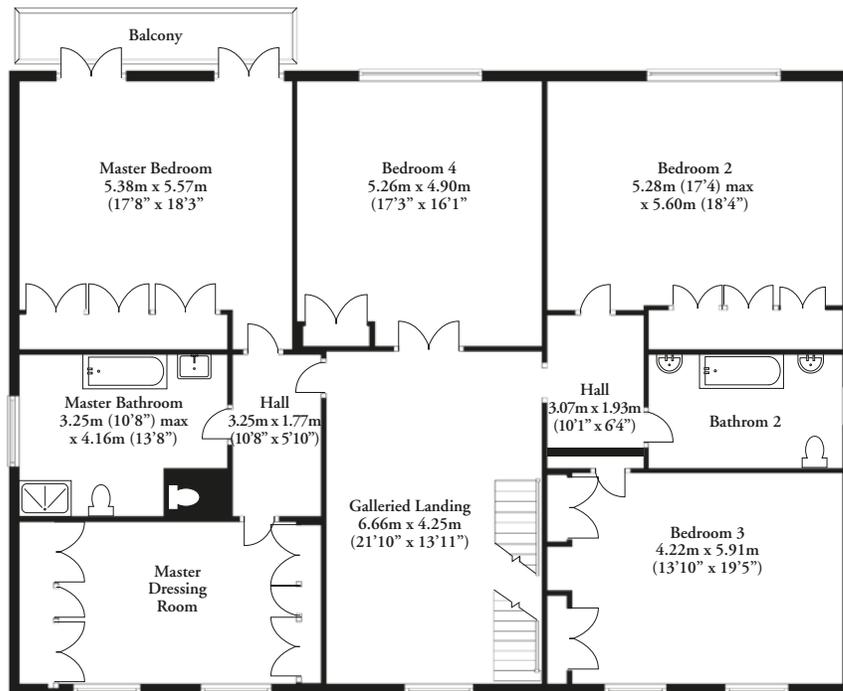
EXISTING PLANS



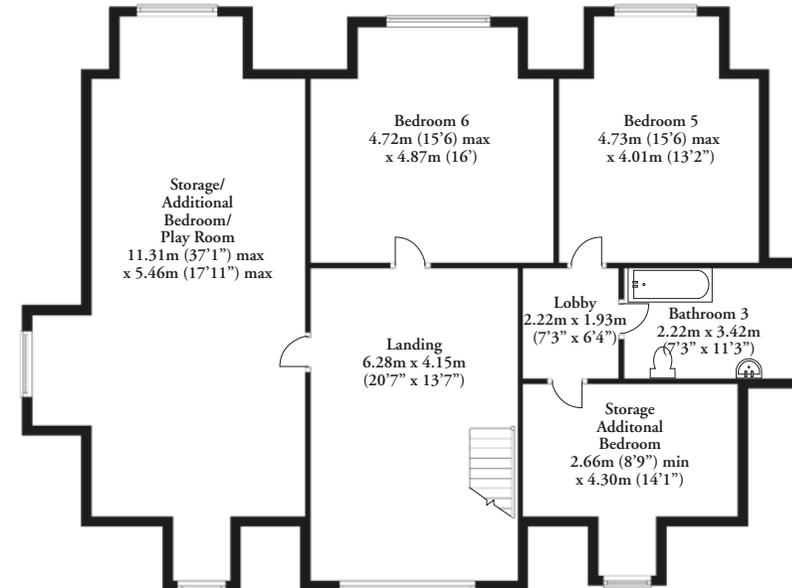
Gross Internal Area (Approx.)
 518.9 sq m / 5585.3 sq ft
 Plus Garages (Approx.)
 31.1 sq m / 334.5 sq ft



GROUND FLOOR



FIRST FLOOR

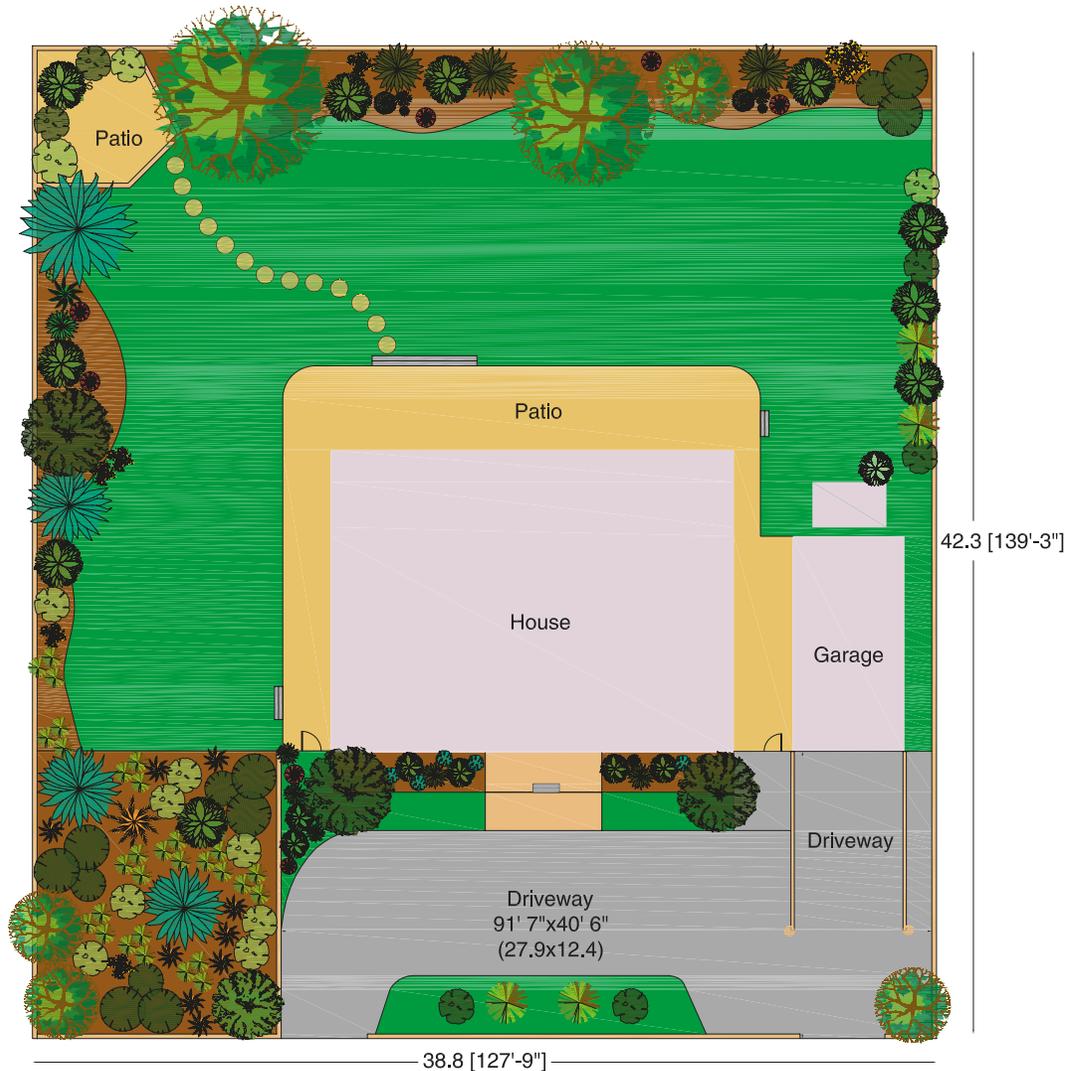


SECOND FLOOR

SITE PLAN



0.166 Hectare
0.41 Acre



LOCATION

The property occupies a superlative position in St John's Wood. As one of the first leafy villages you encounter north west of Mayfair (only 10mins drive away), 'The Wood' has a cosmopolitan, yet colloquial ambiance.

St John's Wood High Street is around the corner, with its array of niche boutiques, cafés and restaurants. The area features many prized educational establishments. Your choices include the American School, which is a 5min walk, while the French Lycée, UCS and Highgate School are within an approximate 15min drive (depending on the time of day).

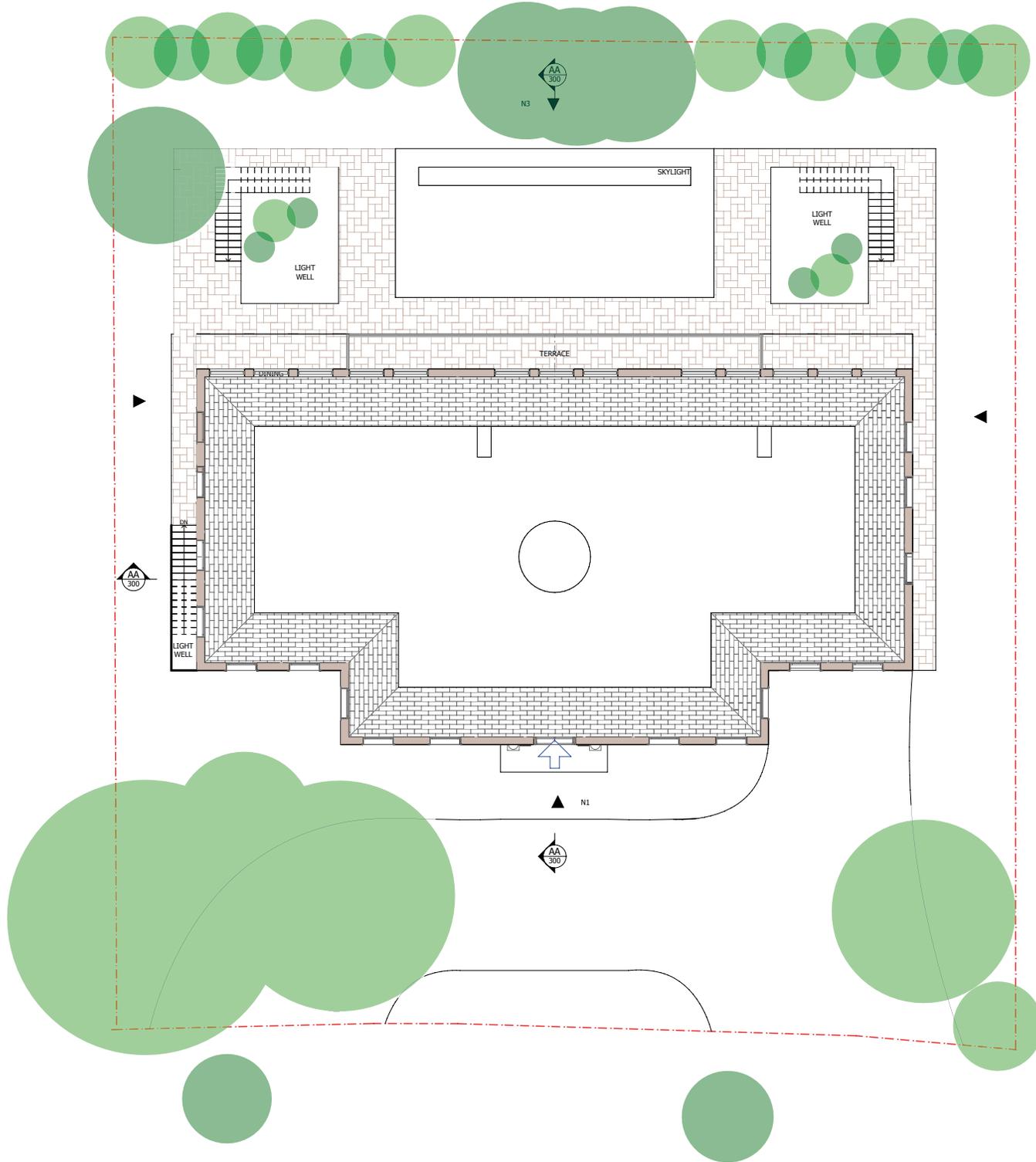
Some of the world's best medical facilities are almost on the doorstep, such as The Wellington Hospital, while Harley Street is a mere 7min drive. The area benefits from excellent public transport, with the underground and an assortment of bus routes available nearby, on the Finchley Road. Or, better still, you could take a refreshing brisk walk via Avenue Road, across Regent's Park and through Marylebone onto Mayfair.

Is it any wonder that London is the "greatest capital in the World?"

PLANNING POTENTIAL

The property is rich with refurbishment/ redevelopment potential. Extensive research has been undertaken, details of which can be provided upon request.

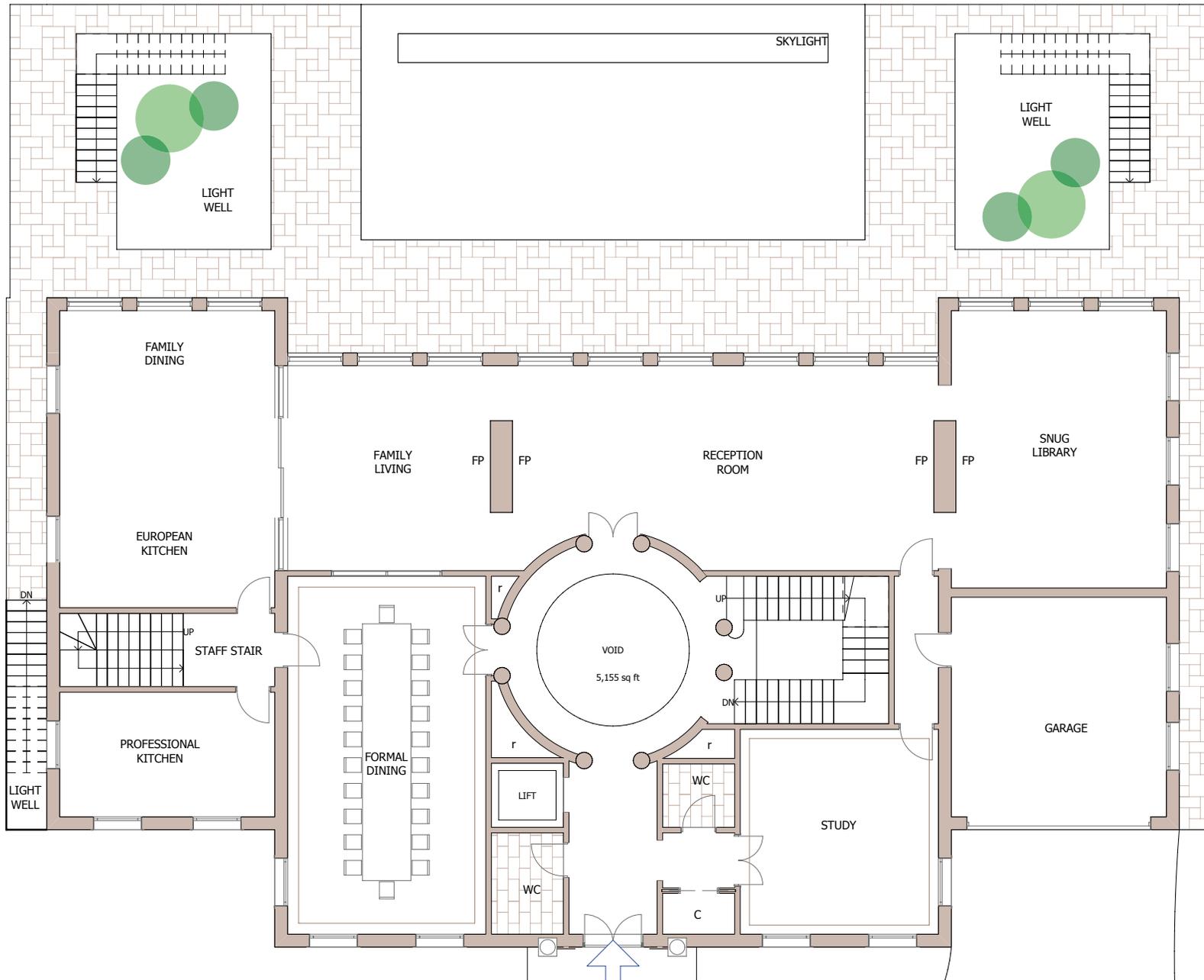
PROPOSED
SITE PLAN



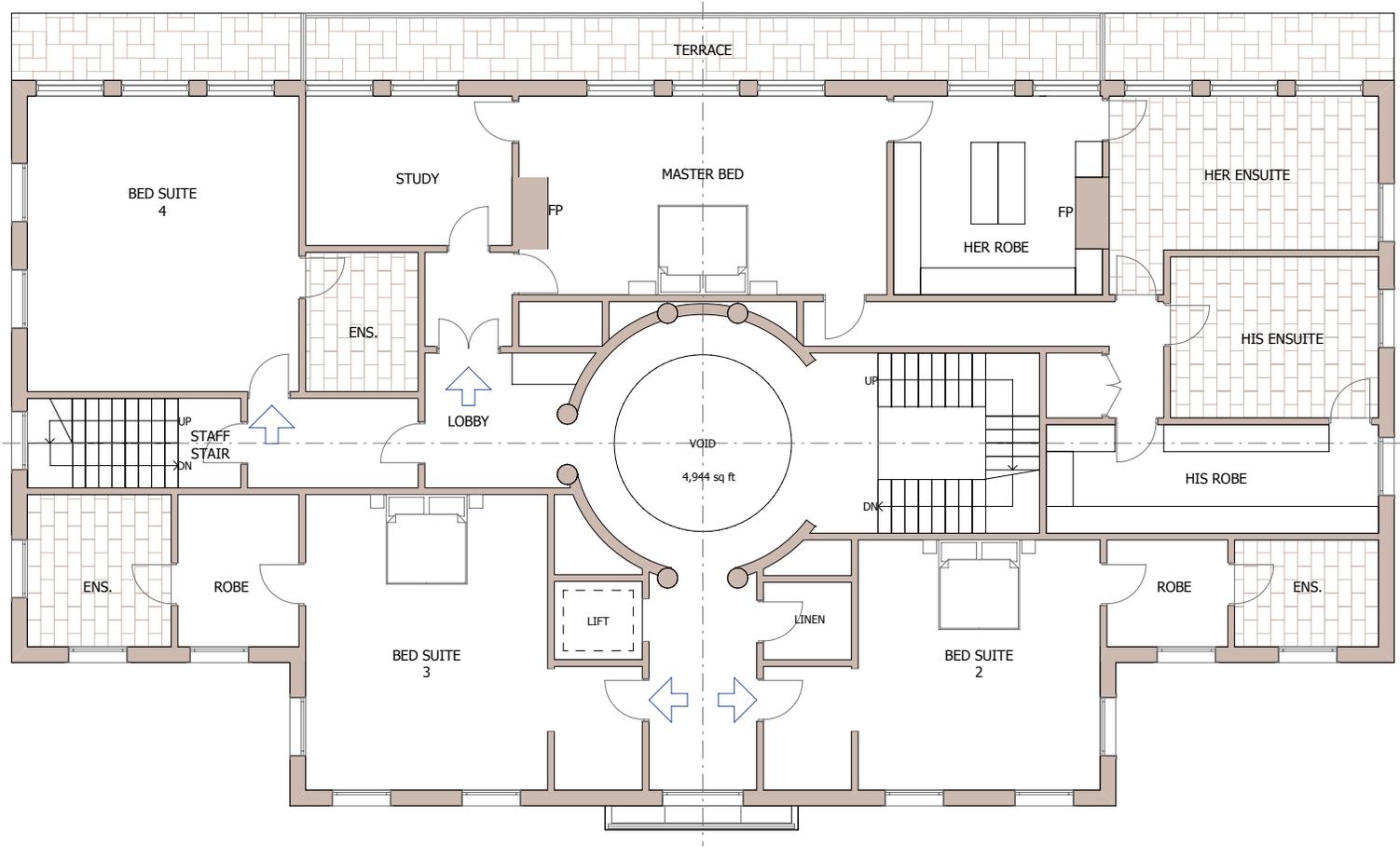
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LOWER GROUND FLOOR



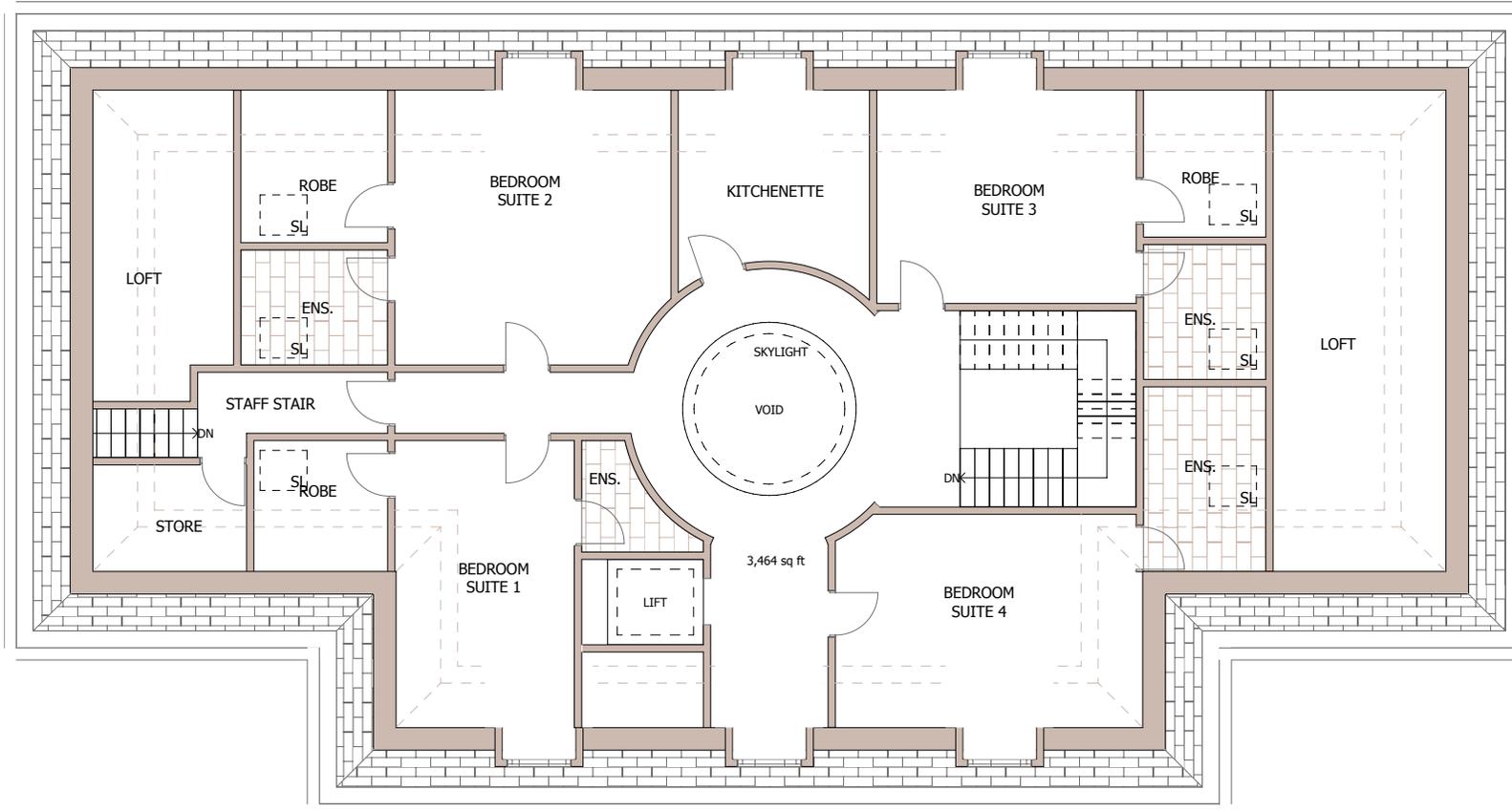
PROPOSED
GROUND FLOOR



PROPOSED
FIRST FLOOR



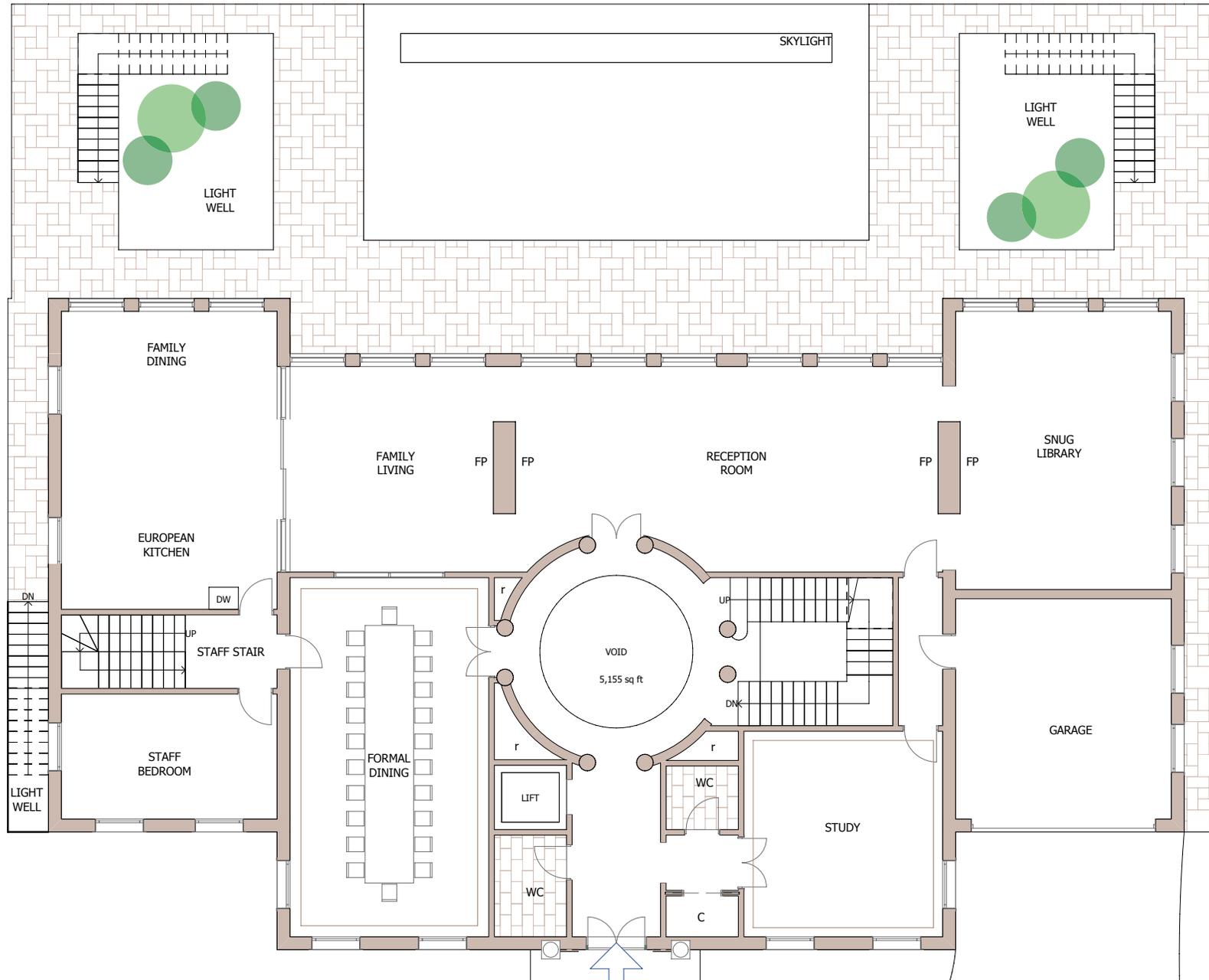
PROPOSED
SECOND FLOOR



PROPOSED
LOWER GROUND FLOOR OPTION 2



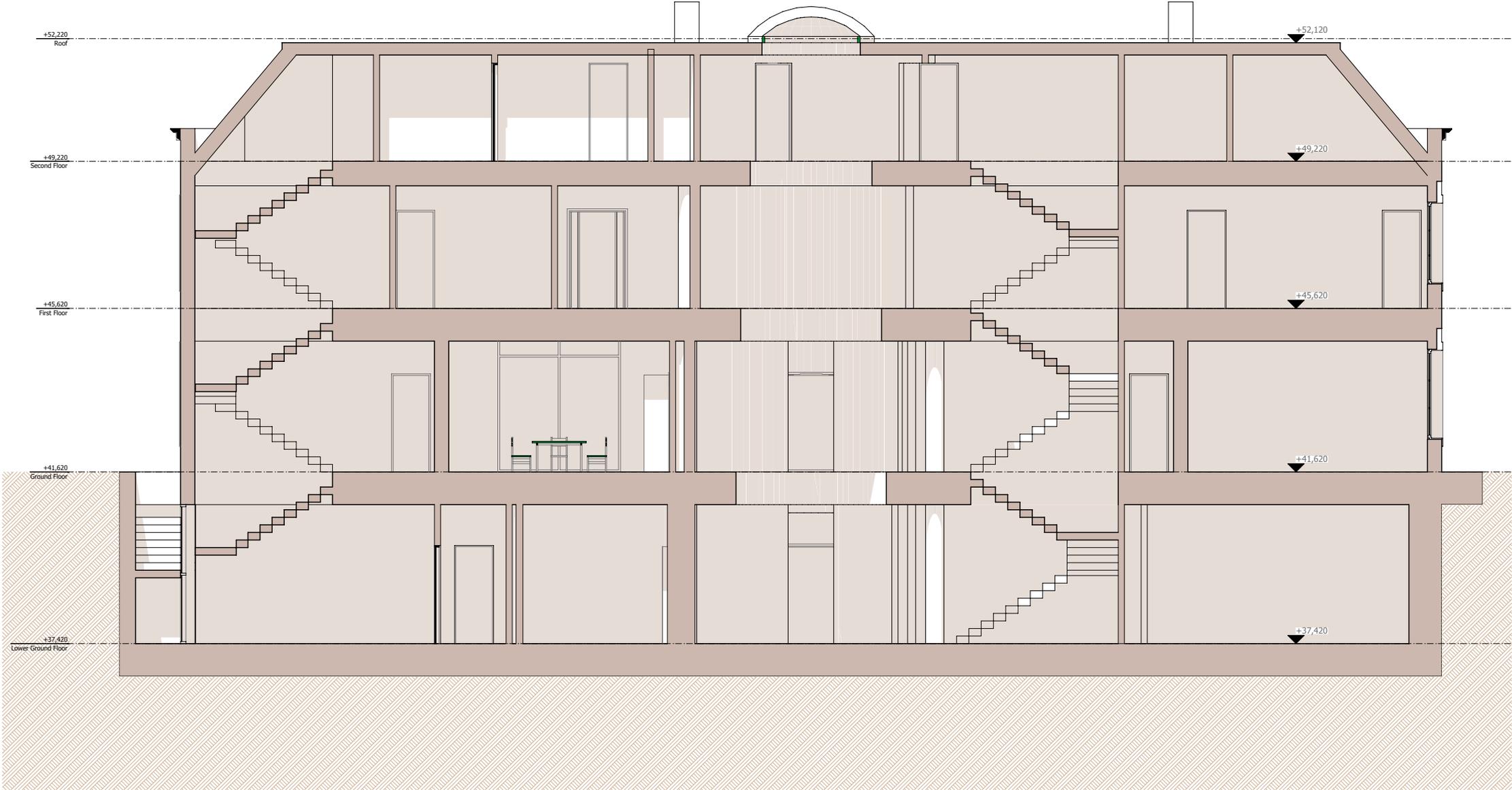
PROPOSED
GROUND FLOOR OPTION 2



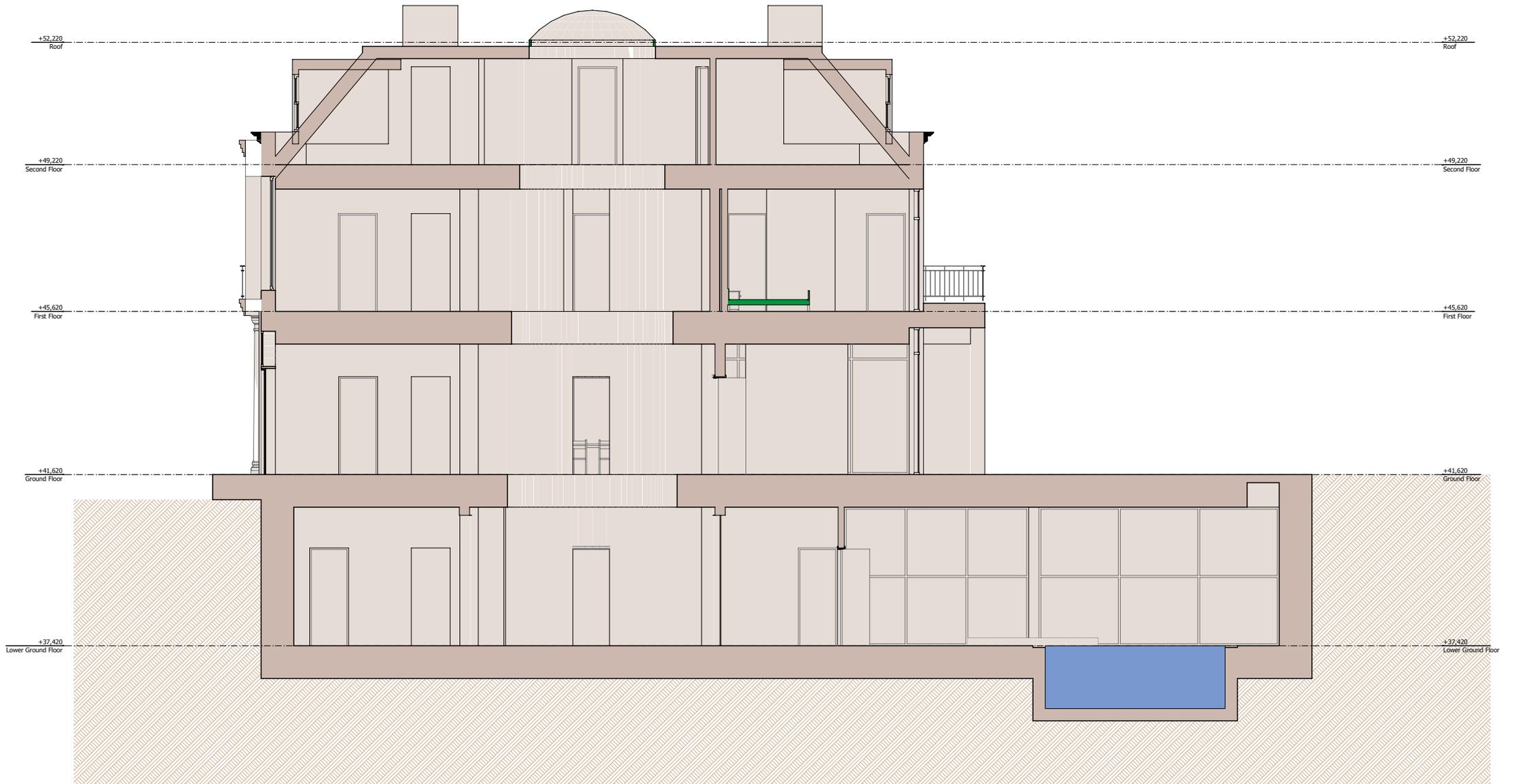
PROPOSED
FRONT ELEVATION



PROPOSED
SECTION AA



PROPOSED
SECTION BB



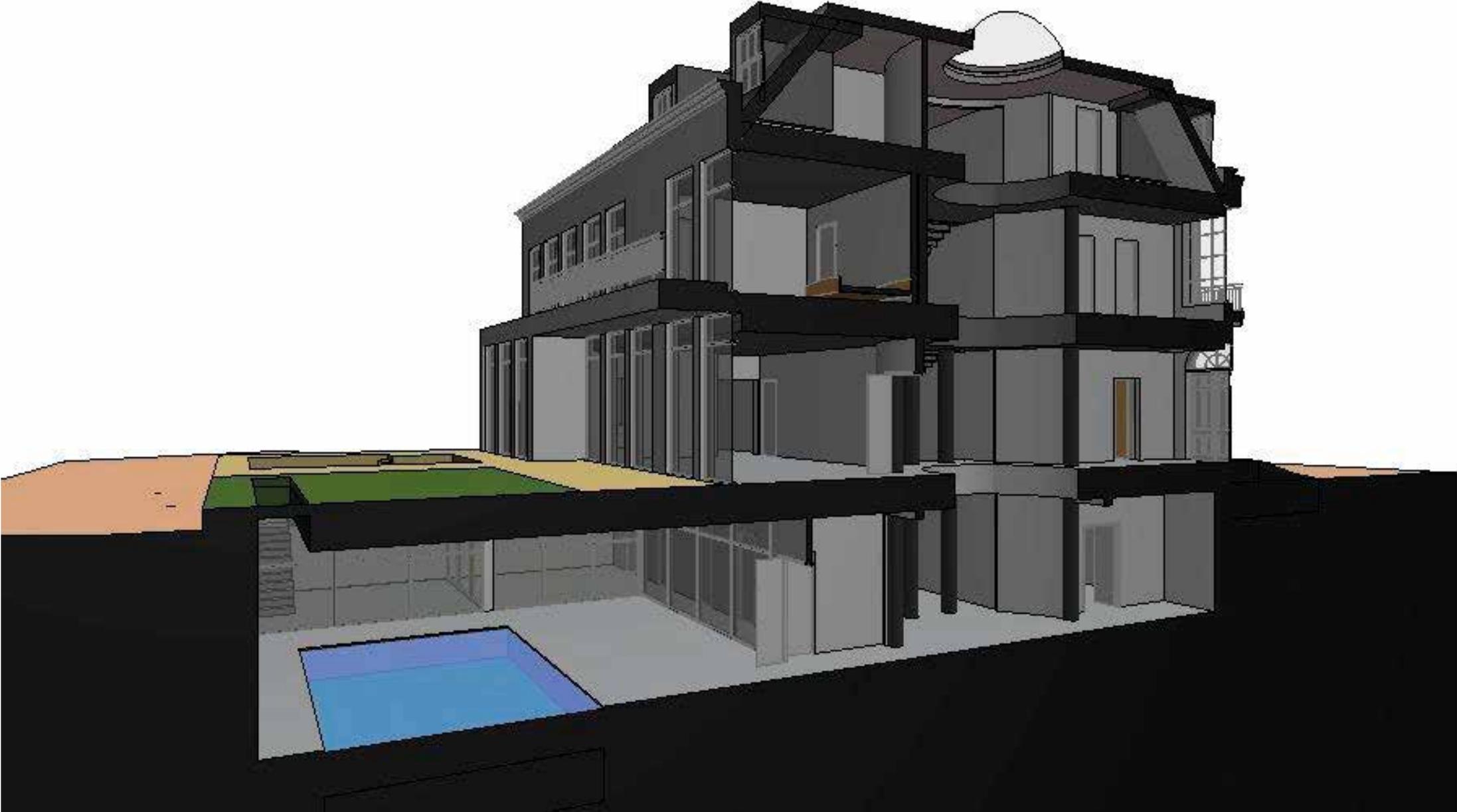
PROPOSED
3D PERSPECTIVE



PROPOSED
3D PERSPECTIVE 1



PROPOSED
3D PERSPECTIVE 2



COMMANDING VIEWS DOWN ACACIA ROAD





ELEVATED VIEWS FROM THE REAR OF THE HOUSE ACROSS PRIMROSE HILL AND BEYOND

SOLE AGENT



TENURE

Freehold

Note 1: The property is offered with fitted carpets and curtains, fixtures and fittings, but excludes any loose furniture, rugs or chandeliers/light fittings.

Note 2: Notice Estate Agents Act 1979 – the Seller is a relative of an employee of Glentree Estates Limited.

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
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4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
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