

ST
MARK'S
COURT

ABBAY ROAD NW8



ST MARK'S COURT

ABBAY ROAD



THE STREET THAT
BECAME LEGENDARY

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A RARE RESIDENTIAL DEVELOPMENT OPPORTUNITY IN THE HEART OF ST JOHN'S WOOD

St Mark's Court is a 19th-century mansion block on the corner of Abercorn Place, facing the legendary Abbey Road in London, NW8. The property is being sold with the benefit of planning consent, and presents a compelling opportunity to craft an unlisted heritage asset into an exemplary and sustainable residential scheme.

The site extends to 0.15 hectares (0.37 acres) including landscaping and a private rear access road, with parking. The property currently comprises 24 apartments, extending to approximately 1,939 sq m (20,868 sq ft) GIA, and 1,599 sq m (17,213 sq ft) NIA.

Planning consent for 29 apartments extends the property to approximately 2,894 sq m (31,152 sq ft) GIA, and 2,099 sq m (22,595 sq ft) NIA.

Notably, the existing and proposed schemes contain no on-site affordable housing. For sale freehold, with vacant possession.



CGI of proposed scheme facing Abbey Road.

BELIEVE IN YESTERDAY

The image of The Beatles striding across the zebra crossing on Abbey Road resulted in the most iconic album cover in popular music. Here, in 1969 at Abbey Road Studios, the fab four recorded their final album and named it after the already-seminal recording studio.

Founded in 1929 by EMI, Abbey Road Studios pioneered stereo recording and artificial double tracking. As well as The Beatles, the studio's roll call of recording artists includes Ella Fitzgerald, Pink Floyd, Oasis and Adele.



Abbey Road zebra crossing.

Named after Kilburn Priory, Abbey Road is a tree-lined avenue running through the heart of St. John's Wood. Rows of early-Victorian villas and stately mansion blocks run approximately north-south, connecting well-heeled Hampstead – with its Heath, village pubs and theatre scene – to Marylebone and a Michelin-starred central London restaurant scene. As if Abbey Road Studios wasn't enough, St John's Wood is home to another internationally revered British cultural institution – Lord's Cricket Ground.



ST MARK'S COURT

02

NEIGHBOURHOOD

ST MARK'S COURT

PRIMROSE
HILL

THE AMERICAN SCHOOL
IN LONDON

LONDON
ZOO

ST. JOHN'S WOOD
STATION

KING'S CROSS
ST PANCRAS

REGENT'S
PARK

ABBAY ROAD
STUDIOS

ONE ST.
JOHN'S WOOD

LONDON
BUSINESS SCHOOL

LORD'S CRICKET
GROUND





Site locations for indicative purposes only. Not to scale.

GREEN SPACES NEAR BY

Paddington Recreation Ground	01
Primrose Hill	02
Regent's Park	03
Lord's Cricket Ground	04
Hyde Park	05

CULTURE

Abbey Road Studios	06
7 Cavendish House	07
Little Venice	08
Camden Market	09
Hampstead Theatre	10
Kiln Theatre	11
Camden Arts Centre	12
Roundhouse	13
Regent's Park Open Air Theatre	14
Everyman Cinema Maida Vale	15

SCHOOLS

Harris Academy, St John's Wood	16
George Eliot Primary School	17
The American School	18

RESTAURANTS

The Ivy St John's Wood	19
Soutine	20
The Clifton Gastropub	21
Oslo Court Restaurant	22

SPAS

Spa at The Landmark Hotel	23
Cowshed, Primrose Hill	24





THE IVY
St John's Wood
0.6 miles/1 km



KILN THEATRE
Maida Vale
1.3 miles/2 km



LITTLE VENICE
Maida Vale
0.9 miles/1.4 km



PRIMROSE HILL
Regent's Park
1.3 miles/1.7km



ABBNEY ROAD STUDIOS
St John's Wood
0.1 miles/0.2 km



REGENT'S CANAL
St John's Wood
1.0 miles/1.6km



REGENT'S PARK
St John's Wood
0.8 miles/1.3 km



SOUTINE
St John's Wood
0.7 miles/ 1.1km

*Approximate distances taken from Google Maps.

CONNECTIVITY



Maida Vale
 0.4 miles/0.6km



South Hampstead
 0.6 miles/0.9km

Trains to:

Regent's Park
 Oxford Circus
 Piccadilly Circus
 Charing Cross
 Warwick Avenue
 Paddington
 Edgware Road
 Baker Street

Trains to:

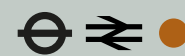
Euston
 Kilburn High St
 Queen's Park
 Kensal Green
 Wembley Central
 Watford Junction



Paddington
 1.6 miles/2.5km

Trains to:

High St Kensington
 Tottenham Court Road
 Embankment
 South Kensington
 Notting Hill Gate
 Victoria
 Whitechapel
 Blackfriars
 Temple



Marylebone
 1.1 miles/1.7km



Baker Street
 1.3 miles/2km

Trains to:

Regent's Park
 Oxford Circus
 Piccadilly Circus
 Charing Cross
 Warwick Avenue
 Paddington
 Edgware Road
 Baker Street

Trains to:

King's Cross
 St Pancras Intl
 Euston Square
 Farringdon
 Moorgate
 Liverpool St
 White City
 Hammersmith
 Great Portland St
 Wood Lane



St John's Wood
 0.4 miles/0.6km

Trains to:

Baker Street
 Bond Street
 Green Park
 Westminster
 Waterloo
 London Bridge
 Canary Wharf
 Finchley Road



Source: TfL / Google.





St Mark's Court is an elegant block dating back to the 19th century. Originally a row of terraced houses, in 1918 they were converted into mansion flats by the Housing Association for Officers' Families.

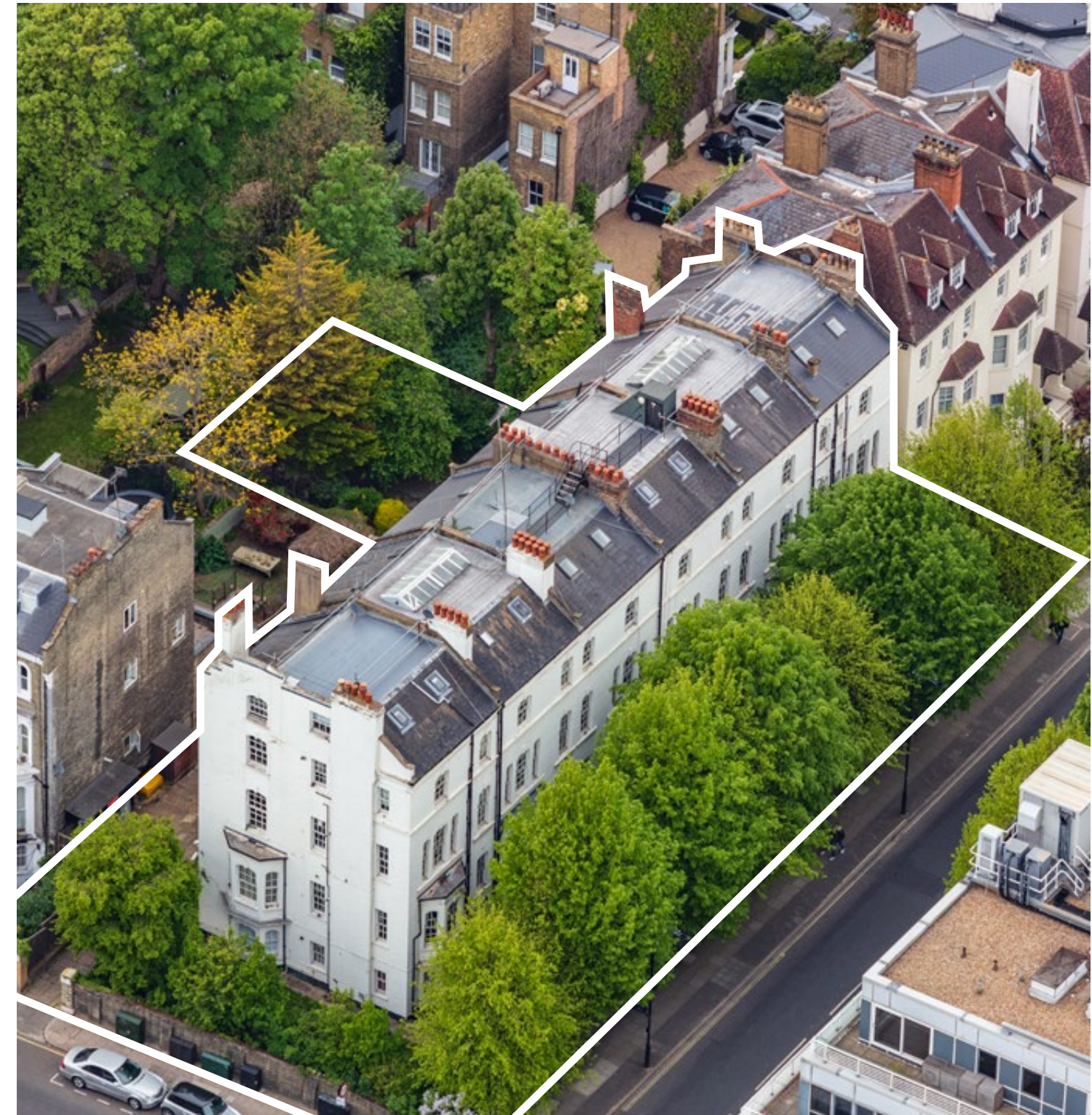
EXISTING BUILDING



Site boundary for indicative purposes only.
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Plans not to scale.

THE SITE

The site is broadly 'L' shaped, with a prominent, tree-lined frontage onto Abbey Road. A private access from Abercorn Place, leads to an area of hardstanding and parking.

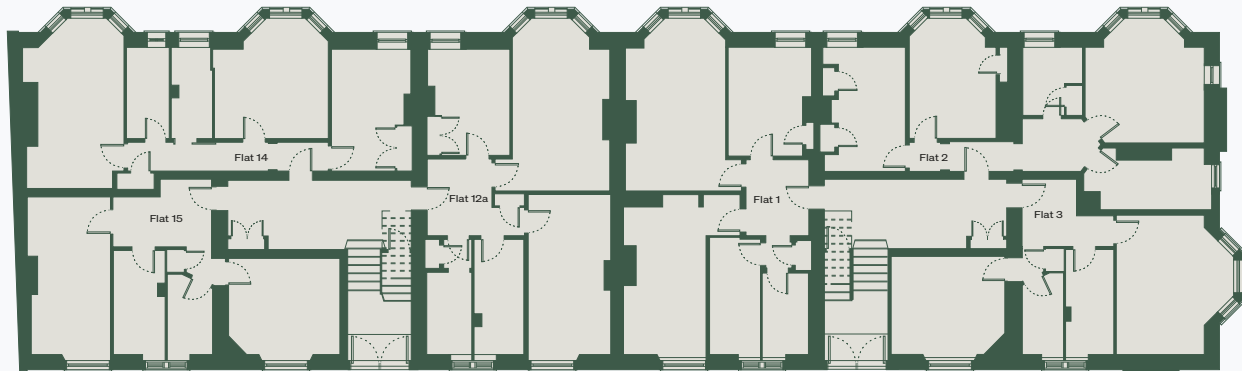


Site boundary for indicative purposes only.

EXISTING BUILDING

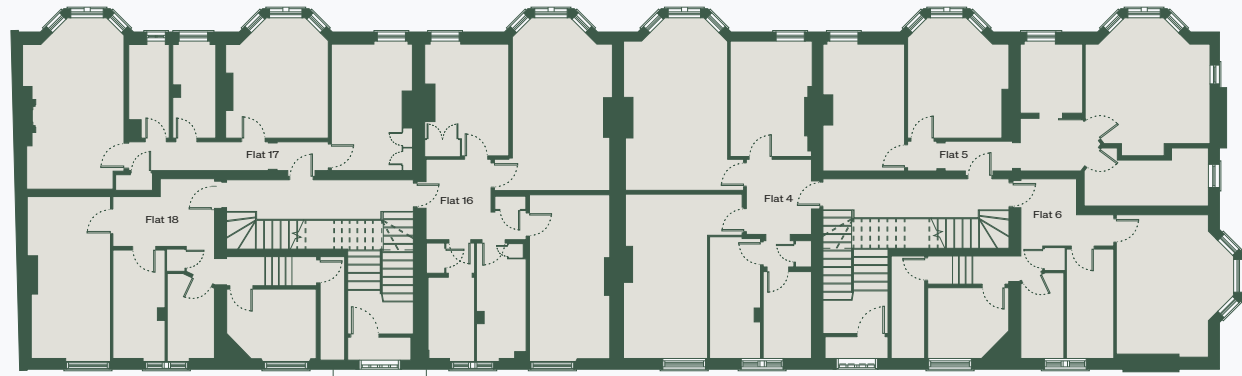
The property currently comprises five storeys, with the ground floor set approximately a metre below street level and the fourth floor accommodation housed within a mansard roof. A rhythmic and well-ordered façade features decorative stucco window details and arches.

GROUND FLOOR



GEA		GIA	
457.23m ²	4,922ft ²	415.34m ²	4,471ft ²

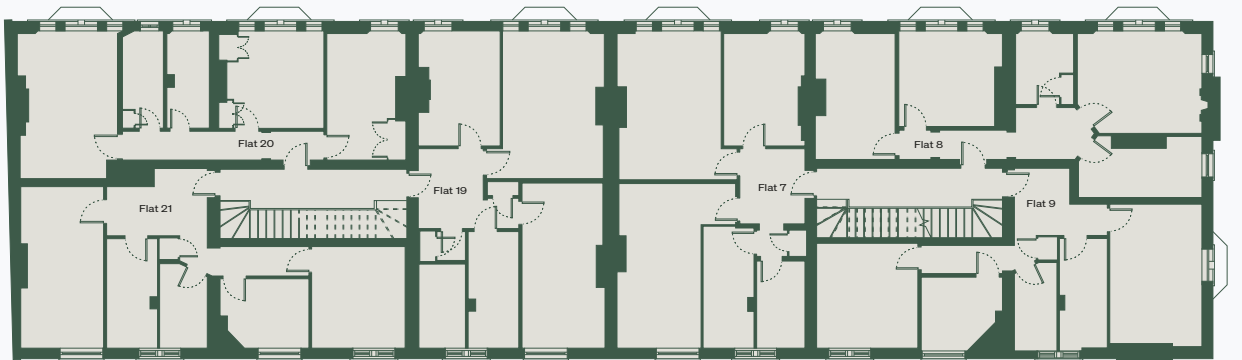
FIRST FLOOR



GEA		GIA	
456.93m ²	4,918ft ²	419.85m ²	4,519ft ²

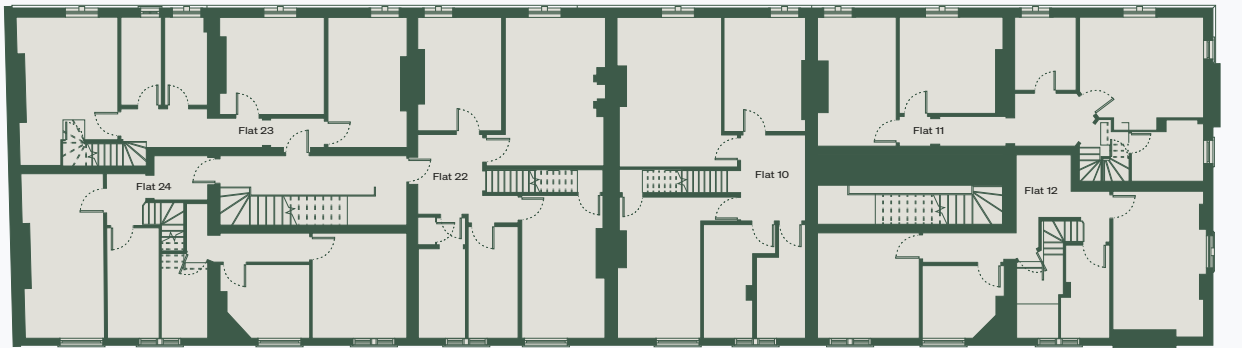
Plans and areas for indicative purposes only, not to be relied upon.

SECOND FLOOR



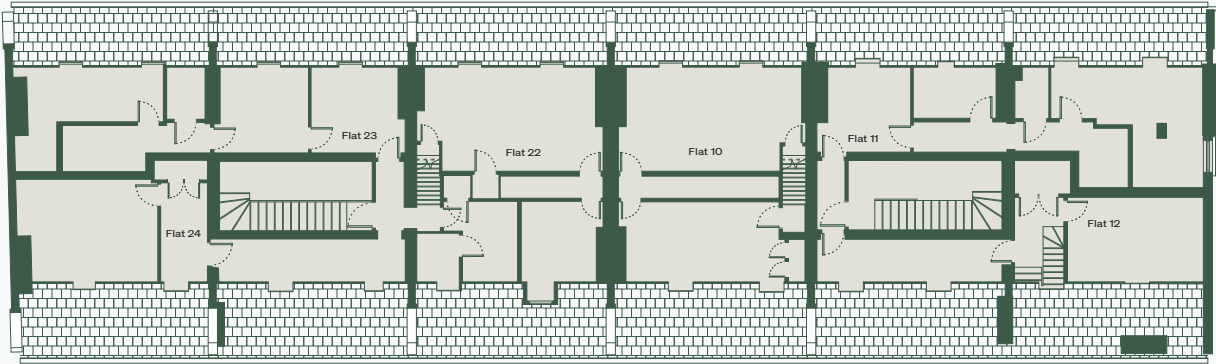
GEA		GIA	
444.52m ²	4,785ft ²	413.31m ²	4,449ft ²

THIRD FLOOR



GEA		GIA	
444.52m ²	4,785ft ²	413.31m ²	4,449ft ²

FOURTH FLOOR



GEA		GIA	
291.75m ²	3,140ft ²	281.83m ²	3,034ft ²

Plans and areas for indicative purposes only, not to be relied upon.

EXISTING ACCOMMODATION SCHEDULE

EXISTING AREAS

	GEA		GIA	
	m ²	ft ²	m ²	ft ²
Lower ground	N/A	N/A	N/A	N/A
Ground	457.23	4,922	415.34	4,471
Level O1	456.93	4,918	419.85	4,519
Level O2	444.52	4,785	408.38	4,396
Level O3	444.52	4,785	413.31	4,449
Level O4	291.75	3,140	281.83	3,034
Level O5	N/A	N/A	N/A	N/A
Total	2,094.95	22,550	1,938.71	20,868

EXISTING APARTMENT AREAS

Apt	Level	Area		Type
		m ²	ft ²	
Flat O1	Ground	65	699	2B3P
Flat O2	Ground	60	641	2B3P
Flat O3	Ground	45	485	1 Bed
Flat 12a	Ground	64	688	2B3P
Flat 14	Ground	58	620	1 Bed
Flat 15	Ground	45	485	1 Bed
Flat O4	O1	69	745	2B3P
Flat O5	O1	62	667	2B3P
Flat O6	O1	46	500	2B3P
Flat 16	O1	65	696	2B3P
Flat 17	O1	59	636	2B3P
Flat 18	O1	47	506	2B3P
Flat 7	O2	64	688	2B3P
Flat 8	O2	57	612	2B3P
Flat 9	O2	53	568	2B3P
Flat 19	O2	63	681	2B3P
Flat 20	O2	55	596	2B3P
Flat 21	O2	54	586	2B3P
Flat 10	O3 & O4	105	1,135	3B7P
Flat 11	O3 & O4	96	1,035	4B6P
Flat 12	O3 & O4	81	873	4B6P
Flat 22	O3 & O4	105	1,133	4B6P
Flat 23	O3 & O4	93	1,000	4B6P
Flat 24	O3 & O4	87	936	4B6P
Total		1,599	17,213	



ST MARK'S COURT

04

DEVELOPMENT OPPORTUNITY

ST MARK'S COURT

PLANNING

Detailed planning consent, with no on-site affordable housing provision.

The Property benefits from planning permission for a sustainable retrofit with well-crafted and sensitive extensions. The scheme upgrades the existing building to create a new and distinctive identity that adds character to the streetscape of Abbey Road and its Conservation Area setting.

The scheme comprises 29 private residential apartments extending up to 5 storeys.

On 5th April 2022, Westminster City Council, granted detailed planning consent ref: 21/06791/FULL, for:

‘Single storey roof extension; four storey rear extension; new basement level; and reconfiguration of the existing layouts to provide 5 new residential dwellings (Class C3), additional bay windows to the facade and new entrance to Abbey Road, additional cycle parking and landscaping, and all associated works.’

The Property is not listed, however, it is located within the St John’s Wood Conservation Area.

CIL ESTIMATES	
Westminster City Council	£670193.33
Mayoral	£79758.55
TOTAL	£749,951.88

N.B. This summary is prepared without liability. Parties should undertake their own review of CIL estimates and the signed Section 106 agreement.

AHEAD OF ITS TIME

St Mark’s Court will bring sustainable 21st century architectural design to a London street infused with the best of British innovation and culture. Heritage award-winning architectural practice Fathom has designed thoughtful interventions that elevate and enlarge the existing structure and significantly improve its environmental performance.

To support a fossil-free future, the property will become all-electric, with photovoltaics generating renewable on-site energy. Carbon-cutting design detailing including breathable internal wall insulation and thermally-efficient windows will help the scheme to reduce carbon emissions by 62% against a baseline scheme, in pursuit of a target of BREEAM Excellent.

RESIDENTIAL AMENITIES



CYCLE STORE

The main cycle store is located in the lower ground floor with access via the lift, housing space for 22 bikes. A further eight spaces are available throughout the site.



LANDSCAPING

The consented development includes biophilic landscaping by Kin Land Design. New shared grounds will create spaces for socialising and quiet contemplation, and provide new biodiverse habitats and foraging opportunities for wildlife.



TERRACES

New terraces will make use of bay window roofs, while the penthouses will feature larger terraces created by set-back glazing. Louvred details to these top floor terraces will provide solar shading in the summer months.



Architects' proposed sketch.

FATHOM ARCHITECTS

PHILOSOPHY

Fathom is a unique collective of creative architects and specialists who together sensitively unlock the potential of complex sites and briefs. They believe in curating the best team to work closely with clients on their unique needs.



“

OUR DESIGNS SENSITIVELY
RE-PURPOSE AND EXTEND THE EXISTING
BUILDING, SIGNIFICANTLY ENHANCING ITS
ENVIRONMENTAL PERFORMANCE AND
CREATING CONTEMPORARY RESIDENCES WITH
A SERIES OF TERRACES, COURTYARDS AND
COMMUNAL LANDSCAPE.

”

REBECCA THOMAS
DIRECTOR, FATHOM ARCHITECTS









LOWER GROUND



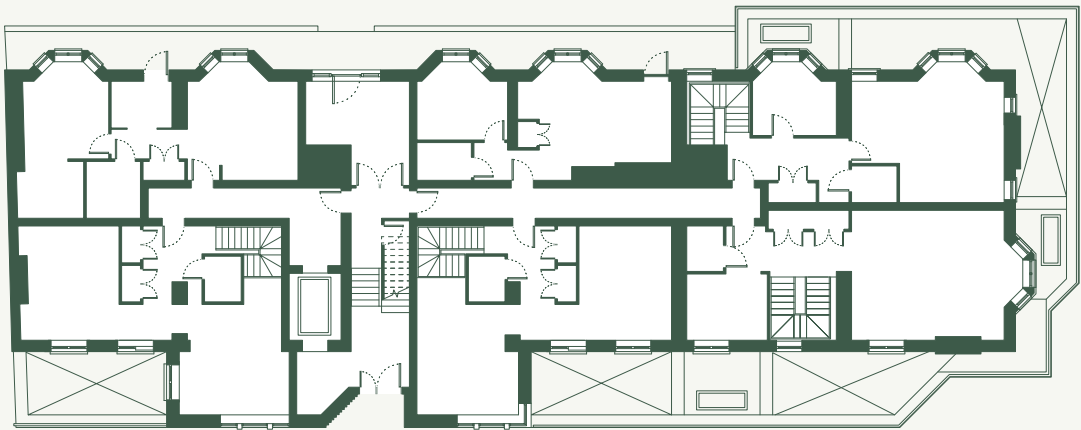
GEA		GIA	
552.33m ²	5,945ft ²	454.22m ²	4889ft ²

FIRST FLOOR



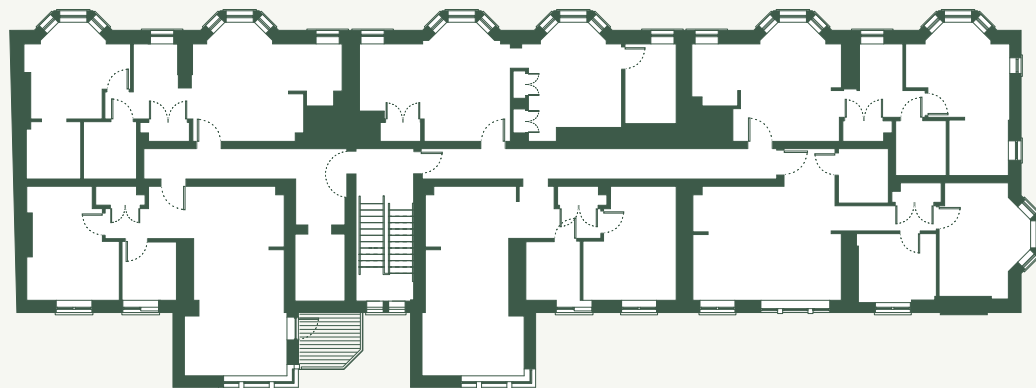
GEA		GIA	
486.38m ²	5,235ft ²	427.60m ²	4603ft ²

GROUND FLOOR



GEA		GIA	
497.97m ²	5,360ft ²	434.73m ²	4679ft ²

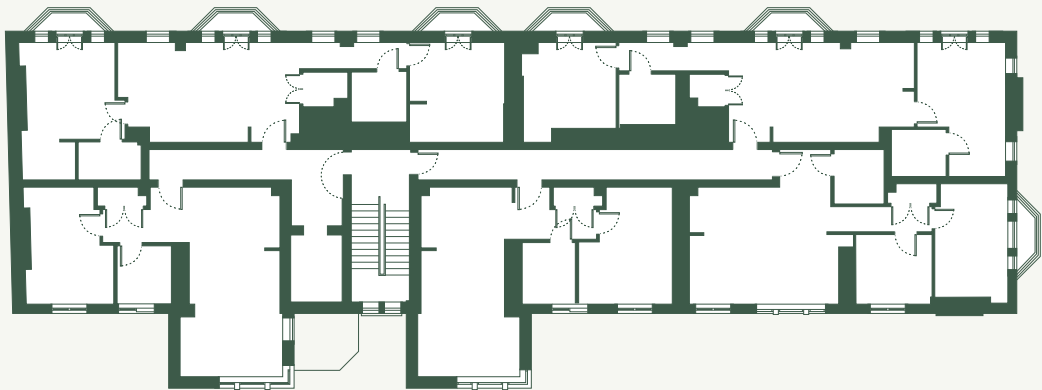
SECOND FLOOR



GEA		GIA	
484.38m ²	5,219ft ²	426.74m ²	4593ft ²

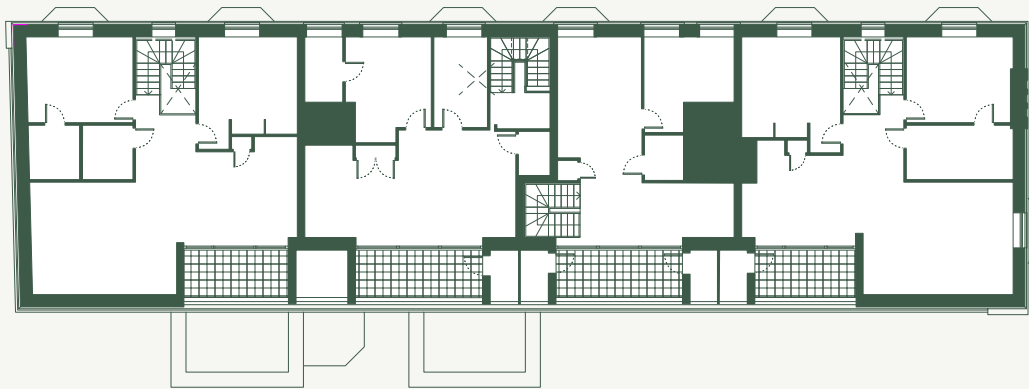
Plans for indicative purposes only, not to be relied upon.

THIRD FLOOR



GEA		GIA	
473.65m ²	5,098ft ²	421.88m ²	4541ft ²

FIFTH FLOOR



GEA		GIA	
373.72m ²	4,023ft ²	334.14m ²	3597ft ²

FOURTH FLOOR



GEA		GIA	
443.45m ²	4,773ft ²	397.97m ²	4284ft ²

Plans for indicative purposes only, not to be relied upon.

PROPOSED
ACCOMMODATION SCHEDULE

PROPOSED AREAS

	GEA		GIA	
	m²	ft²	m²	ft²
Lower ground	535.27	5,762	452.96	4,876
Ground	497.97	5,360	434.73	4,679
Level O1	486.38	5,235	427.60	4,603
Level O2	484.83	5,219	426.74	4,593
Level O3	473.65	5,098	421.88	4,541
Level O4	443.45	4,773	397.97	4,284
Level O5	371.85	4,003	332.24	3,576
Total	3,293.40	35,450	2,894.12	31,152.31

CEILING HEIGHTS

Principal Rooms	Ceiling Height
B1	2.90m
GF	2.70m
L1	3.10m
L2	3.00m
L3, L4, L5	2.65m

PROPOSED APARTMENT AREAS

Apt	Level	Area		Type	Amenity
		m²	ft²		
Flat O1	Ground/Lower ground	113	1,216	3B5P	14
Flat O2	Ground	49	525	1B2P	20
Flat O3	Ground	37	393	Studio	17
Flat O4	Ground/Lower ground	112	1,203	3B5P	29
Flat O5	Ground/Lower ground	126	1,356	4B7P	21
Flat O6	Ground/Lower ground	110	1,186	3B5P	14
Flat O7	O1	54	579	1B2P	
Flat O8	O1	53	572	1B2P	
Flat O9	O1	46	495	Studio	
Flat 10	O1	53	570	1B2P	
Flat 11	O1	61	655	2B3P	
Flat 12	O1	53	569	1B2P Accessible	
Flat 13	O2	54	583	1B2P	5
Flat 14	O2	53	568	1B2P	
Flat 15	O2	46	497	Studio	
Flat 16	O2	53	569	1B2P	
Flat 17	O2	61	657	2B3P	
Flat 18	O2	53	573	1B2P	
Flat 19	O3	55	587	1B2P	5
Flat 20	O3	74	800	2B4P	3.75
Flat 21	O3	72	776	2B4P	3.75
Flat 22	O3	61	653	2B3P	
Flat 23	O3	54	579	1B2P	
Flat 24	O4	51	549	1B2P	10
Flat 25	O4 & O5	144	1,552	3B6P	8.7
Flat 26	O4 & O5	107	1,152	3B5P	12.5
Flat 27	O4 & O5	144	1,552	3B6P	11.2
Flat 28	O4	51	554	1B2P	
Flat 29	O4 & O5	100	1,074	3B5P	24.4
Total		2,099	22,595		



AREA UPLIFTS

	m²	ft²
GEA	1,208	12,994
GIA	988	10,635

SUMMARY

- Existing units: 24
- Proposed units: 29
- Unit uplift: 5.

FURTHER INFORMATION

ABBEY
ROAD NW8
CITY OF WESTMINSTER

TENURE

The site is for sale freehold, with vacant possession.

VIEWINGS

The property may be inspected by appointment through the vendor's joint sole selling agents,
Savills & Clarendon Capital.

VAT

The site is not elected for VAT.

DATAROOM LINK

Further information including planning, technical and legal documentation
www.savills.com/stmarkscourt

METHOD OF SALE

The property will be sold by way of informal tender (unless sold prior).
Offers are sought for the freehold interest on a wholly unconditional basis.

A successful bidder will be required to provide the usual information to satisfy
the AML requirements when Heads of Terms are agreed.

PROFESSIONAL TEAM



ARCHITECT
FATHOM ARCHITECTS



LANDSCAPE CONSULTANT
KIN LAND DESIGN



STRUCTURAL ENGINEER
ELLIOTT WOOD



HERITAGE CONSULTANT
THE HERITAGE PRACTICE



QUANTITY SURVEYOR
DR NOLANS



ENGINEERING CONSULTANT
HOARE LEA



TRANSPORT CONSULTANT
MARKIDES ASSOCIATES



DAYLIGHT & SUNLIGHT
GIA



PLANNING CONSULTANT
DP9



ARBORICULTURALIST
LANDMARK TREES

ABOUT HENIGMAN

DEVELOPMENT MANAGER

Henigman is a development and investment real estate company creating legacy buildings through extraordinary design. Focused on heritage, sustainability and functionality, Henigman collaborates with leading architectural practices to deliver the finest real estate projects in central London and desirable locations in the UK. The company has a formidable track record in commercial and residential schemes with a gross development pipeline in excess of £600mn. Current projects include the former Mayfair Police Station at 27 Savile Row, a 30,000 sq ft Grade II-listed mansion on St James's Square, the Penthouse at Buxmead on Bishop's Avenue and a boutique 60-bedroom hotel in Camden.

HENIGMAN

GET IN TOUCH



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June 2022

CGI Imagery - Binyan CGI Agency; Brochure Design - Greenspace

