



THE CONNAUGHT

ST JOHN'S WOOD, LONDON NW8







# EXECUTIVE SUMMARY

- A rarely available, consented residential development opportunity, located in prime St John's Wood, NW8.
- The property is a vacant former chapel.
- Planning Permission (ref: 17/02394/FULL) and Listed Building Consent (17/02395/LBC) has been secured and implemented to create 5 luxury self-contained apartments by way of conversion and extension to the original chapel building. Net saleable area 14,908 sq ft.
- Further Planning Permission (ref: 10/08917/FULL) has been obtained for a single dwelling house. Net saleable area 18,250 sq ft.
- The apartments have been designed for ultimate comfort and luxury with each offering a unique living experience and individualised amenities. These include:
  - Large lateral living spaces
  - Double height ceilings
  - Roof gardens
  - Balconies
  - Secure underground car and cycle parking
  - A private gym, sauna and swimming pool
  - A private large rear garden extending to approximately 200 sq m
- Freehold for sale with vacant possession.



## PROPOSAL

Guide Price £20,000,000  
(Twenty Million Pounds)  
plus VAT & subject to contract



REGENTS  
PARK

CENTRAL  
LONDON

WELLINGTON  
HOSPITAL

LORDS CRICKET  
GROUND

ST JOHN'S WOOD  
( JUBILEE LINE)





# LOCATION

St John's Wood is an affluent, leafy suburb in north-west London at the north-west corner of Regent's Park being just 1.2 miles north of Marylebone and 2 miles north of Paddington.

The property is situated on St John's Wood Terrace in the heart of St John's Wood in a prime position moments from the High Street and its many restaurants, cafés, deli's, shops and amenities. St John's Wood Station

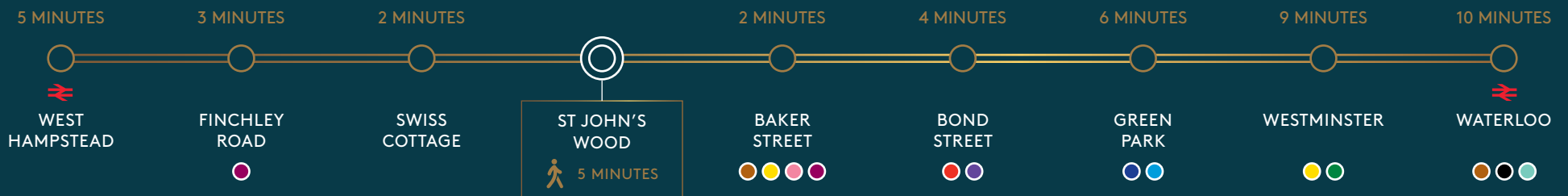
is a five minute walk away and there are two nearby hospitals, The Wellington Hospital and St John & St Elizabeth Hospital which are both around a five minute walk away.

St John's Wood's main attractions such as Lord's Cricket Ground and Abbey Road Studios are all within 10 minutes' walking distance or less. Meanwhile, Regent's Park is just four minutes walking distance to the south.

# CONNECTIVITY

St John's Wood has a centrally located Underground Station served by the Jubilee Line with quick connections to multiple central London locations including Paddington Station, served by Great Western Railway, Heathrow Express and the Elizabeth Line (Crossrail) which has recently opened. It is also served by four Underground lines including the Bakerloo, Circle, District and Hammersmith & City lines.

The property is located close to Finchley Road (A41) an arterial road running north to south which links directly with Paddington and Mayfair, as well as out towards Brent Cross and onto the M1 with excellent connections to the M25 and access to London Stansted Airport via the M1.





## 5 APARTMENT SCHEME

Each apartment within the scheme offers a unique living experience with different features, such as:

- Large lateral living space
- Double height ceiling space
- Roof gardens and balconies
- Magnificent full height atrium communal area, leading to each apartment
- Each apartment has access to secure underground car and cycle parking
- The Net Saleable Area for the five apartments totals 14,908 sq ft
- One ground floor apartment will benefit from private access to both a large garden extending to approximately 200 sq m and a gym, sauna and swimming pool



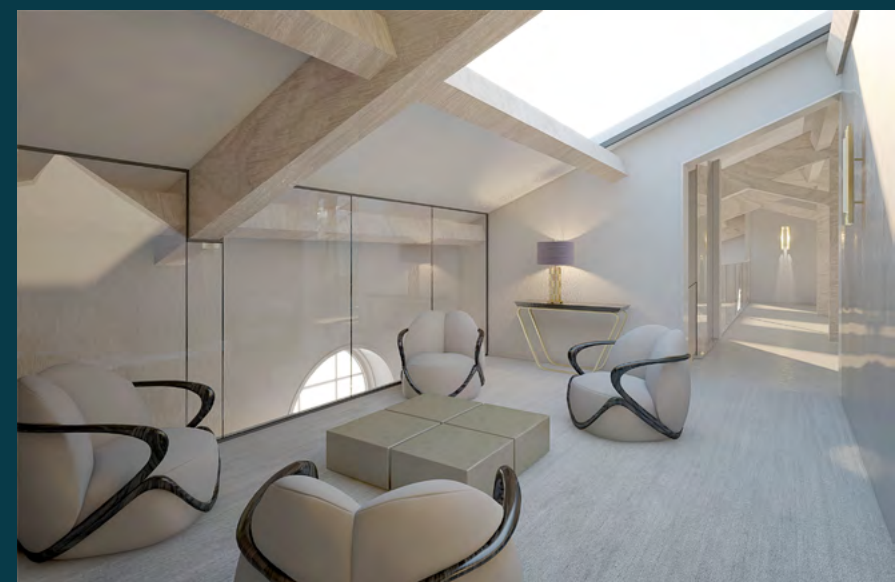


# ACCOMMODATION

## 5 APARTMENT SCHEME

UNIT	NO. BEDS	FLOOR	PROPOSED NSA		GARDENS/BALCONIES/ TERRACES	
			SQ M	SQ FT	SQ M	SQ FT
1	1 Bed	Ground	153	1,647	-	-
2	2 Bed Duplex	Lower Ground Ground	402	4,327	200	2,150
3	3 Bed Duplex	First Floor Second Floor	393	4,230	-	-
4	2 Bed	First Floor	219	2,357	15	161
5	3 Bed	Second Floor Roof	218	2,347	19	199
<b>5 UNITS</b>	<b>TOTAL</b>		<b>1,385</b>	<b>14,908</b>	<b>316</b>	<b>3,393</b>

FLOOR	PROPOSED GIA	
	SQ M	SQ FT
Lower Ground	465	5,005
Ground	487	5,242
First Floor	464	4,994
Second Floor	446	4,801
<b>TOTAL</b>	<b>1,862</b>	<b>20,042</b>









## FURTHER INFORMATION

### TENURE

Freehold.

### PLANNING

The planning consent has been implemented and all CIL and S106 charges have been paid.

### VAT

The property is elected for VAT.

### DATAROOM

Further information including proposed plans, legal packs, planning and schedules can be found in the [dataroom](#)

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## CONTACT

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