



Abercorn Place, London NW8



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A superb low built detached villa (6,723 sq ft / 625 sq m) with carriage drive for secure gated off street parking and a landscaped south-facing rear garden.

This outstanding lateral house has been well designed to create a large and excellent family home with generous entertaining space for easy living. The house features a fabulous double reception room with a separate dining room, kitchen/breakfast/family room - all with step-free access to the garden. The ground floor also provides a study and guest bedroom with en suite shower room (with an alternative use as a playroom) and guest WC/ cloakroom.



Guide price: £11,500,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H

Location

Abercorn Place is ideally located in one of St John's Wood's prime residential areas, near Lord's Cricket ground, and within close proximity to the extensive shops, boutiques and restaurants of St John's Wood High Street and Underground Station (Jubilee Line) together with being brilliantly located for the American School in London (ASL) and Arnold House School. St John's Wood is one of central London's most sought-after addresses with its village like ambience, elegant regency and contemporary buildings, world famous cricket ground, and established cosmopolitan atmosphere.

Just a short distance by road or underground to London's west end and City, yet set apart due to its unique architectural heritage and history and the 400 acres of neighbouring Regent's Park and Primrose Hill, St John's Wood has been a highly desirable place to live over the last 200 years.



The lower ground floor offers a generous 1,100 sq ft multi-function entertainment space currently used as a media and games room with an integrated sound system. A gym, shower/steam room, large laundry room/second kitchen, wine cellar and guest/staff bedroom with en suite shower room.

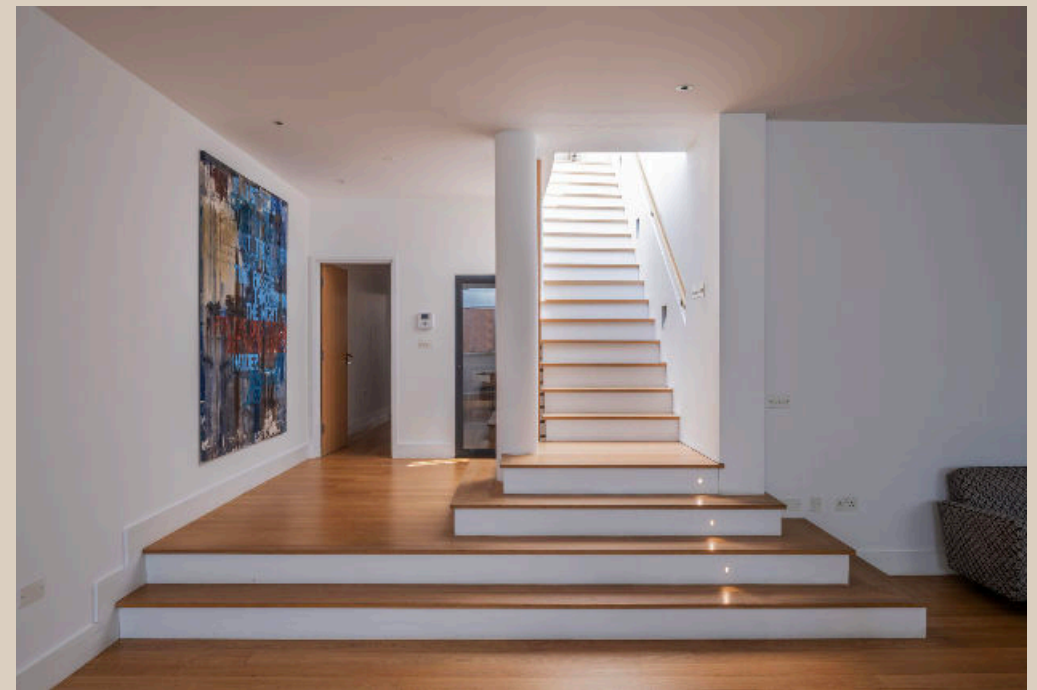
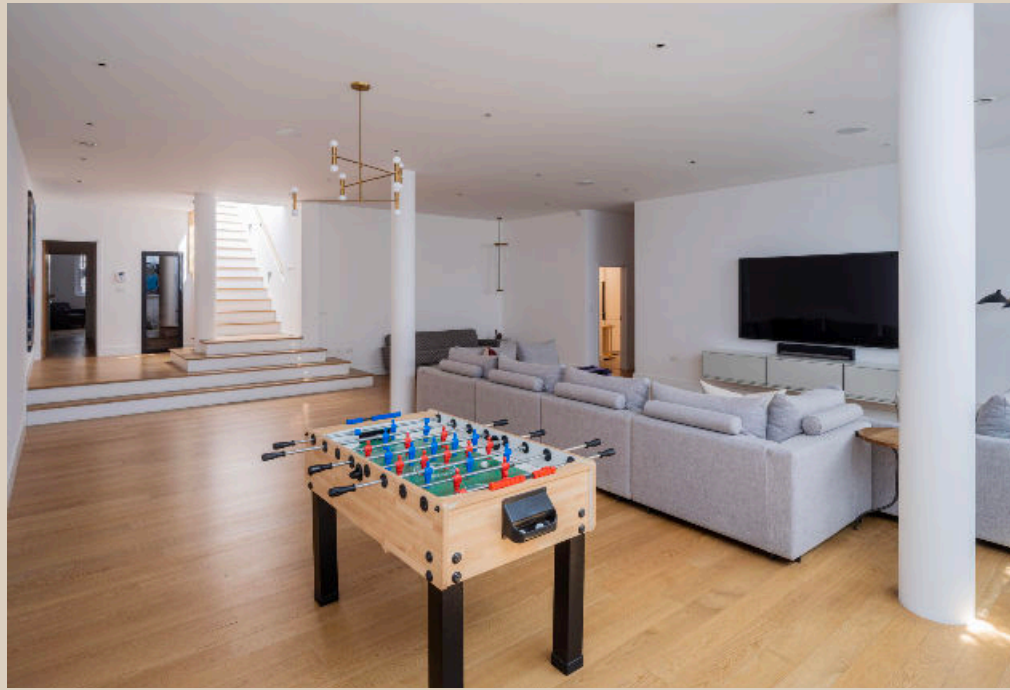
The house features a flexible bedroom arrangement with a principal bedroom with a dressing area and en suite bathroom. There is an office and two further double bedroom suites on the first floor and three further double bedrooms and two bath/shower rooms on the second floor. There are further bedrooms and en suite shower rooms on both the ground and lower ground floors. The house is positioned behind a wall and gated entrance with off street parking for several cars and a garage with direct access to the house. The garden is south-facing and has been beautifully landscaped.

Features

- Six family bedrooms with two guest/staff suites
- Double reception room
- Dining Room
- Kitchen/breakfast room with family room
- Study
- Office
- Media/games room of 1,100 sq ft with 10 ft ceiling height
- Integrated speaker and Sonos system
- Gym and shower room
- Wine cellar
- Laundry room/second kitchen
- Carriage driveway with parking for five cars
- Garage
- Landscaped south-facing garden















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Approximate Area = 606.7 sq m / 6530 sq ft

Garage = 15.2 sq m / 164 sq ft

Store = 2.7 sq m / 29 sq ft

Total = 624.6 sq m / 6723 sq ft

Including Limited Use Area / Eaves (31 sq m / 334 sq ft)



Knight Frank
St John's Wood
 5-7 Wellington Pl
 London
 NW8 7PB
knightfrank.co.uk

We would be delighted to tell you more

Declan Selbo

+44 20 7586 2777

declan.selbo@knightfrank.com

Neir Gigi

+44 20 7483 8334

neir.gigi@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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