

Sunny Side  
Langford Place  
St Johns Wood NW8

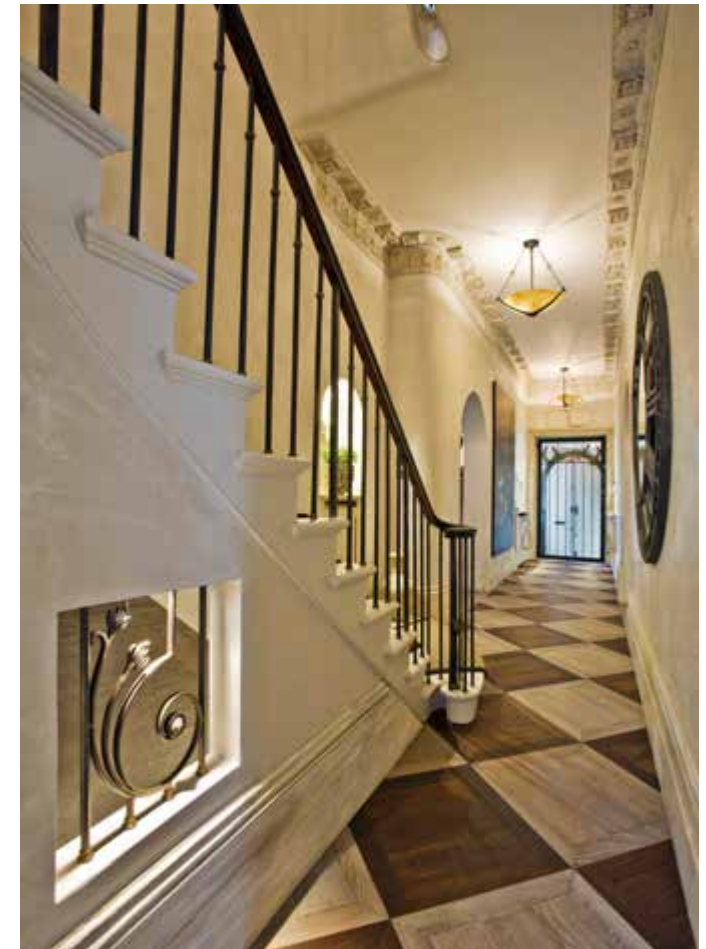




A truly unique period house located in the heart of St John's Wood comprising 5460 sq.ft. Sunny Side is a late Georgian house (over 180 years old), with early Victorian additions. The house is truly a "one of a kind" to the area and all the main living accommodation is on one floor only making for an exceptional layout. The property is ideal for entertaining and family life and benefits from a very large 135ft secluded rear garden. The house also offers off- street parking behind secure gates. Located on a quiet street in close proximity to the St. Johns Wood Tube Station, St John's Wood High Street, Regents Park and Paddington Station, with easy access to Heathrow Airport. The house is located moments away from the American School and Arnold House prep school.

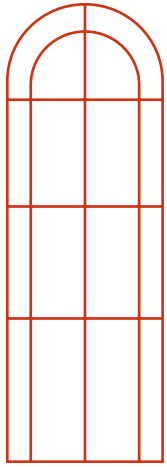


The house has been the home of an international award-winning interior designer for over 21 years. Respect was given to the age and the character of the house to create a home that is timeless in design. Special attention was given to insure the properties many original features were appreciated and additional elements were added to complement them while insuring the house functioned to meet the needs of a family.

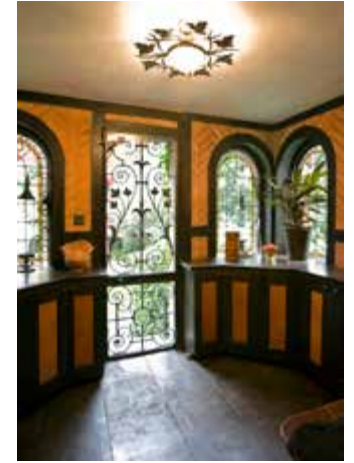






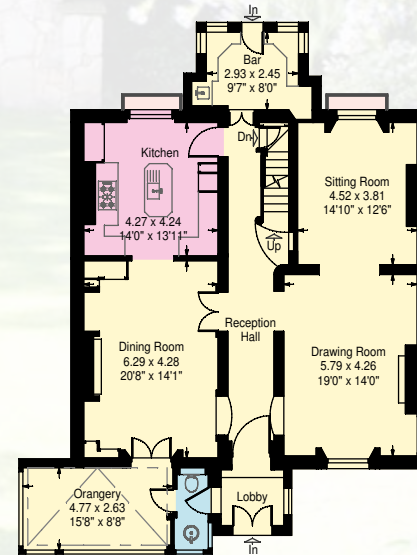
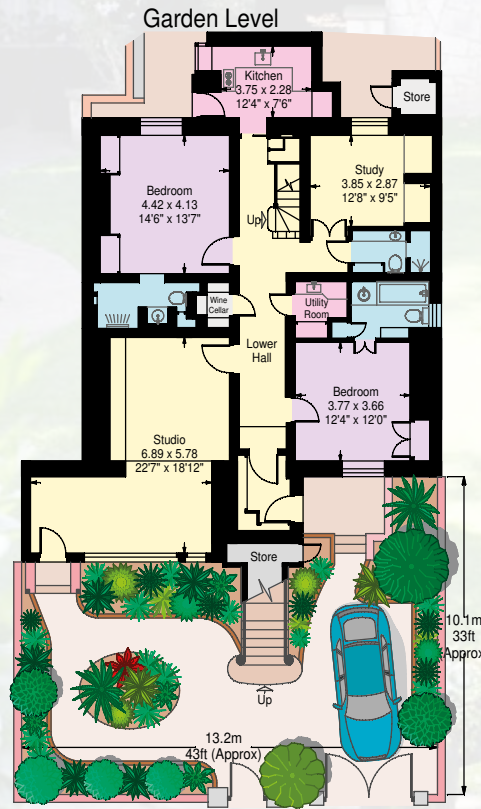
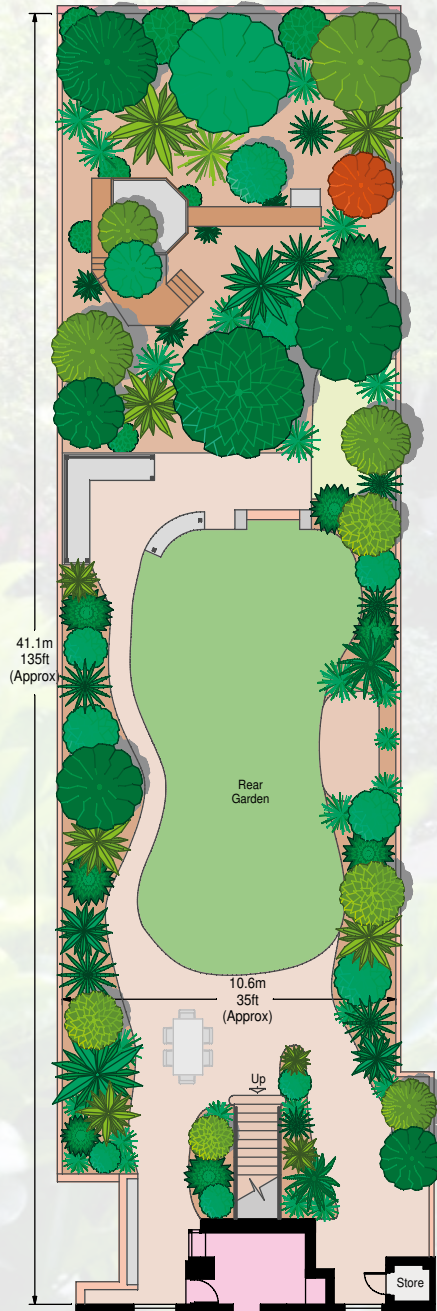


- Entrance Hall
- Orangery
- Guest WC
- Dining Room
- Sitting Room
- Drawing Room
- Kitchen Breakfast Room
- Butler Pantry with Wet Bar
- Library
- Principal Bedroom Suite
- A Further Six Bedrooms
- Bathroom
- Two Shower Rooms Both En-Suite
- Study / Bedroom 8
- Kitchen, Utility Room
- Wine Cellar
- 135ft Rear Garden
- Tree House
- Play Area
- Front Garden Area with Secure Off-Street Parking

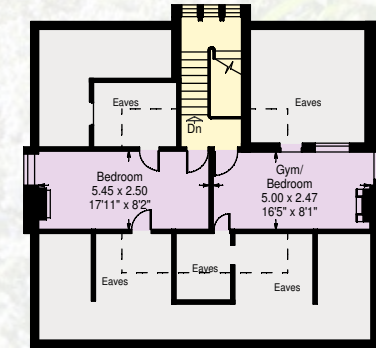


Approximate Gross Internal Area:  
 507.3 sq.m. / 5460 sq.ft.  
 (Including reduced height area below 1.5m -  
 57.0 sq.m. / 613 sq.ft.)

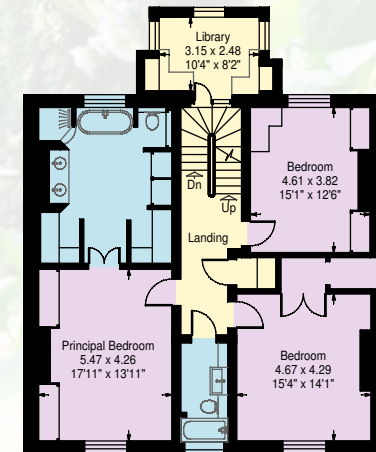
TERMS:  
 TENURE: Freehold  
 PRICE: On Application



Raised Ground Floor



Second Floor



First Floor

APPROX. SCALE  
 0 1 2 3 4 5 10Ft  
 0 1 2 3M



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