



**24 Cavendish Avenue, London  
NW8 9JE  
Asking price £14,950,000 Freehold**





An outstanding and luxuriously appointed low built villa (8, 635 sq. ft / 802 sq. m) nestled behind a gated entrance in the prestigious Cavendish Avenue of St John's Wood. Built in circa 2004, this super lateral house is a hidden gem with unparalleled accommodation for both living and entertaining. Step inside and you'll be greeted by a property that is truly deceptive in its size and offering. The lower ground floor is a haven for relaxation and fitness enthusiasts, featuring a spa area with a pool, jacuzzi, separate gym, and a cinema room.

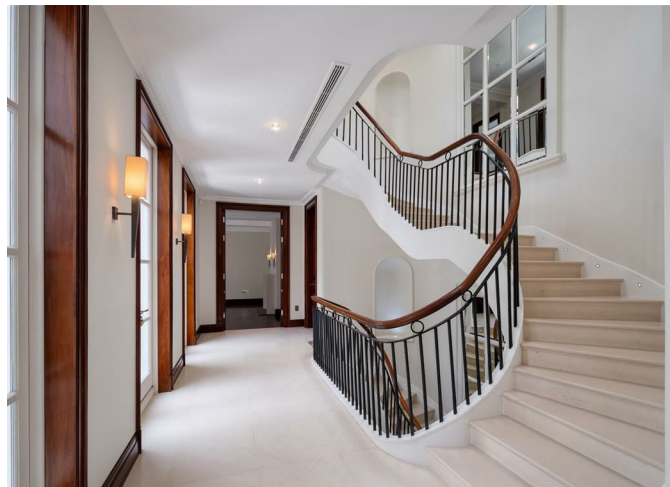
**Accommodation:**

Principal Bedroom with 2 Walk-In Dressing Rooms, Large Bathroom and Private Terrace, 4 Further Bedrooms, 2 Further En-Suite Bathrooms, 2 En-Suite Shower Rooms, Staff Bedroom/Bedroom 6 approached independently externally and via a secondary staircase internally with En-Suite Bathroom & Kitchenette, Drawing Room, Dining Room, Family Room, Study, Private Screening Room/Media Room, Leisure Area incorporating Swimming Pool and Steam Room & Shower/Changing Room, Large Gymnasium Kitchen/Breakfast Room with adjoining Pantry, Utility Room, 2 Guest Cloakrooms

**Amenities:**

Secure Off-Street Parking, Driveway, Car Lift Providing Access To A Further 2 Concealed Parking Spaces, Landscaped Front Garden and Central Courtyard Garden, 3 Terraces, Secondary Staircase to Staff Kitchen, Staff Bedroom 6, Multiple Plant Rooms

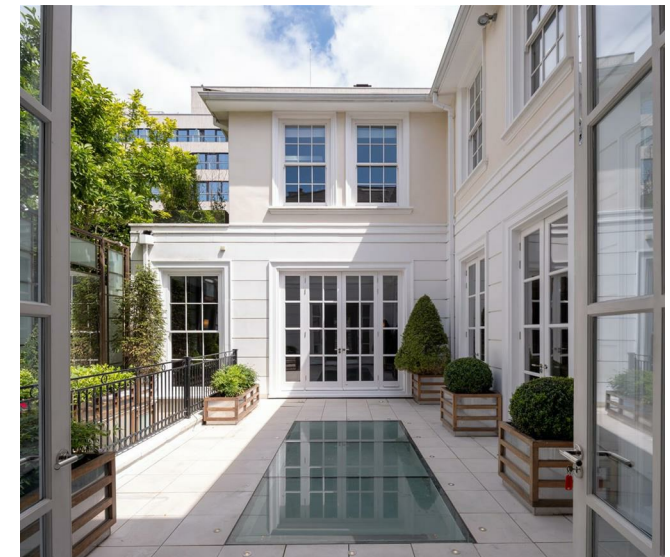
Located in the heart of St John's Wood between Circus Road and Wellington Road, Cavendish Avenue provides a tranquil escape just moments from an abundance of amenities with numerous boutiques, restaurants, and pavement cafes. St John's Wood Underground Station (Jubilee Line) provides swift access to Bond Street and the West End. Positioned near Lord's Cricket Ground and within 500 meters of the St John's Wood Underground Station, it is convenient for the American School in London (ASL), St John's Wood High Street, Regent's Park.







Approximate Gross Internal Area:  
 8,635 sq. ft / 802.19 sq. m  
 (Including Void)  
 Void  
 53 sq. ft / 4.92 sq. m



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