



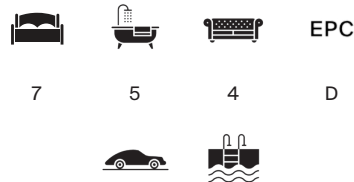
CAVENDISH AVENUE

St Johns Wood, NW8



A DISTINGUISHED GRADE II LISTED FAMILY RESIDENCE.

Set well back from the road behind wrought iron gates, this exceptional Grade II listed residence offers over 5,230 sq ft (486 sq m) of beautifully arranged accommodation.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Freehold

Guide Price: £12,950,000





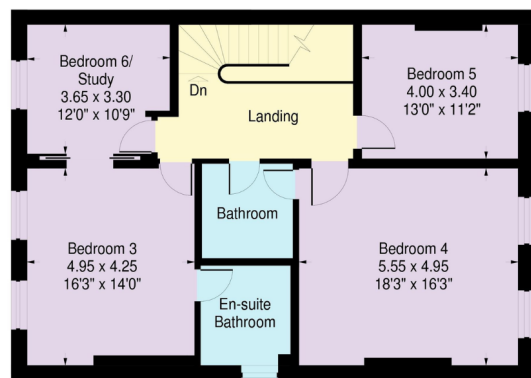
The house combines elegant period character with generous proportions throughout, featuring two impressive intercommunicating reception rooms, a formal dining room, and a charming library/study. At the heart of the home lies a spacious kitchen/breakfast room leading into a bright conservatory, creating an ideal setting for both everyday living and entertaining. Additional leisure and family spaces include a family room, playroom/gym, and a utility room, whilst a guest cloakroom and staff bedroom with bathroom provide further practicality.

The upper floors comprise a magnificent principal bedroom suite with dressing room and en suite bathroom, alongside five further bedrooms and three additional bathrooms. Externally, the property enjoys a superb south-west facing rear garden with a swimming pool, offering a private and tranquil retreat. To the front, the gated driveway provides secure off-street parking for seven or more cars, an exceptionally rare feature in this sought-after location.

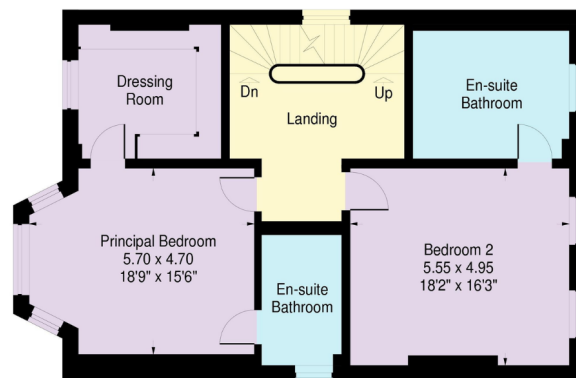




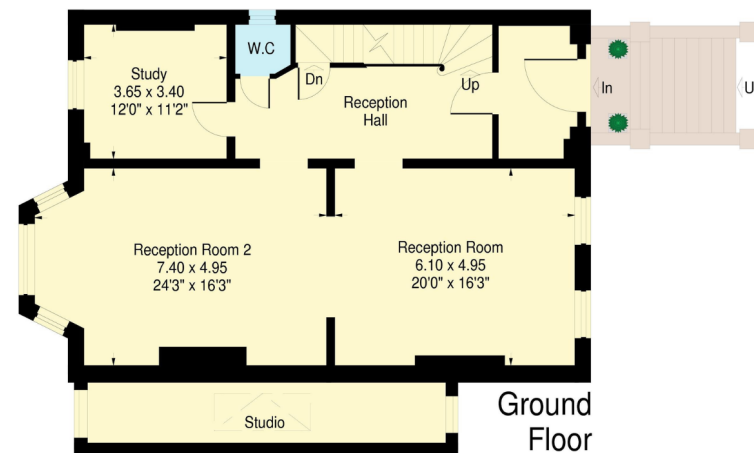




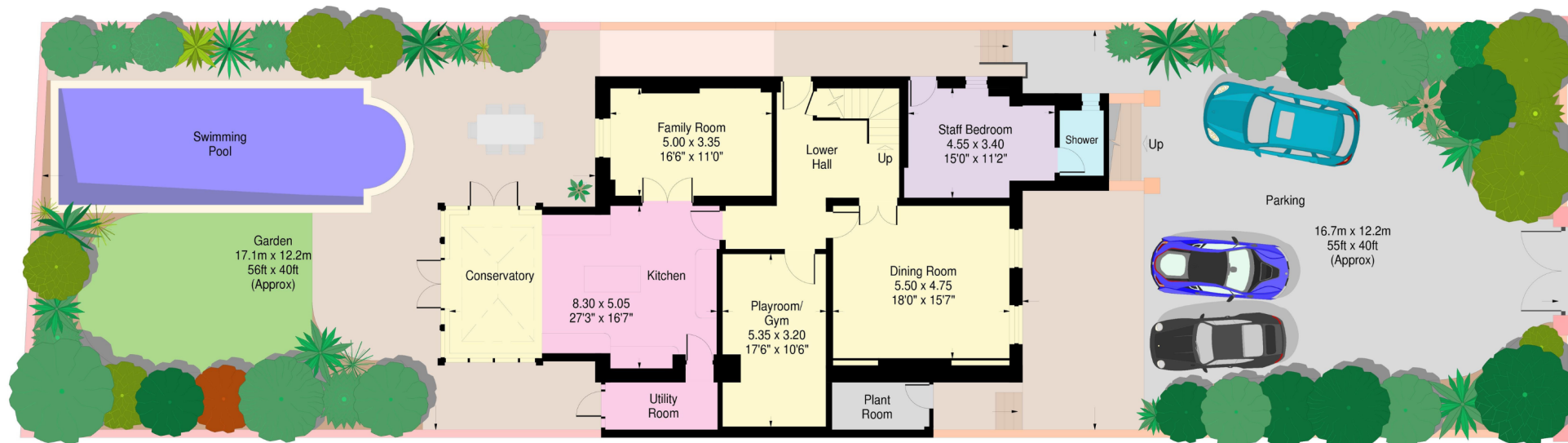
Second Floor



First Floor



Ground Floor



Garden Level

Approximate Gross Internal Area = 486 sq m / 5,230 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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