



Cavendish Avenue, London NW8

**PHILLIPS
HARROD**
LONDON'S PRIME REAL ESTATE

85 - 87 BAYHAM STREET
LONDON NW1 OAG

45 CIRCUS ROAD
LONDON NW8 9JH

Situated in one of St John's Woods most prestigious addresses an opportunity to acquire a superb Grade 2 listed family home set behind a gated driveway with parking for seven plus cars, featuring a south west facing garden with a swimming pool. The house provides approx. 5230 sq ft / 486 sq m of bright and well proportioned accommodation arranged over four floors and also includes a separate studio / guest/staff accommodation with its own private entrance. (170 sq ft / 16 sq m).

Cavendish Avenue is widely regarded as one of the finest streets in St John's Wood and is located within a few hundred yards of both St John's Wood High Street and St John's Wood Underground Station (Jubilee Line).

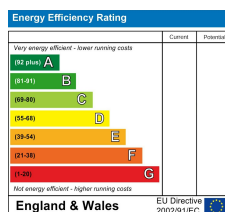
Joint Sole Agents.

ASKING PRICE: £12,950,000

TENURE: Freehold

EPC RATING:

COUNCIL TAX BAND: H



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0207 1234 152

<http://www.phillipsharrod.com>

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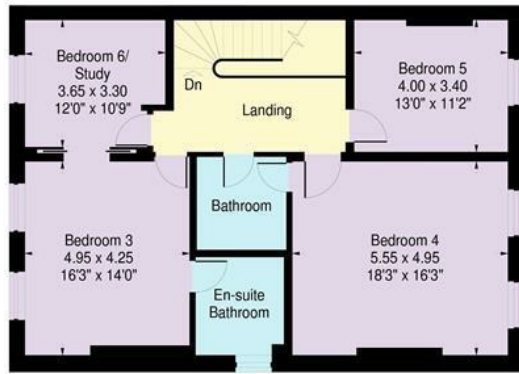




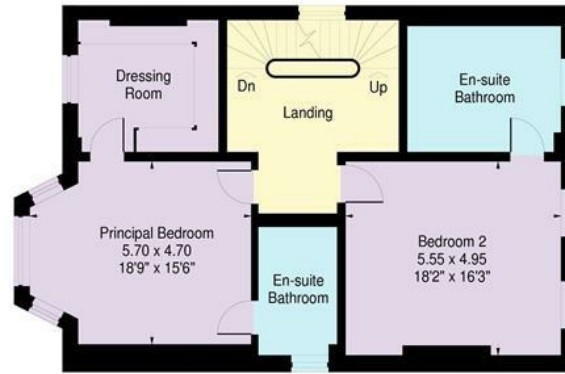


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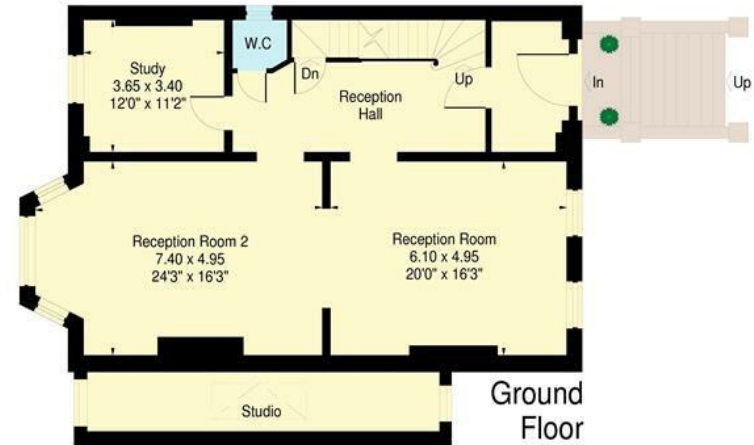
Approximate Gross Internal Area:
 486 sq.m. / 5230 sq.ft. (Including plant room)
 Excluding 'studio' - 16 sq.m. / 170 sq.ft.



Second Floor



First Floor



Ground Floor



Garden Level

Not to scale

www.ProplanUK.co.uk
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