



**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).

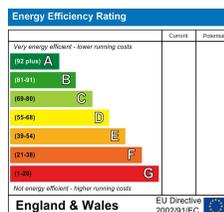
Joint Sole Agents.

**ASKING PRICE: £16,950,000**

**TENURE: Freehold**

**EPC RATING:**

**COUNCIL TAX BAND: H**



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<http://www.phillipsharrod.com>

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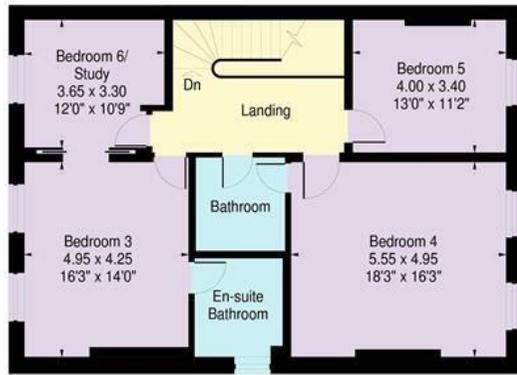




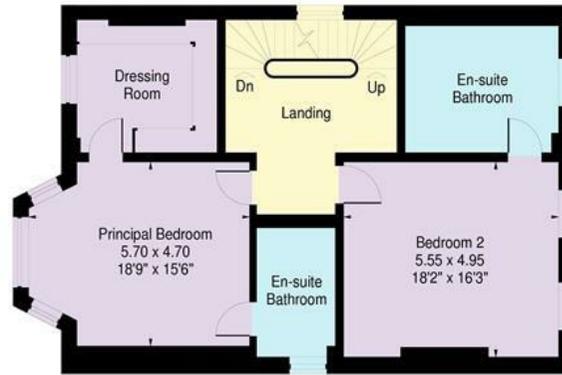


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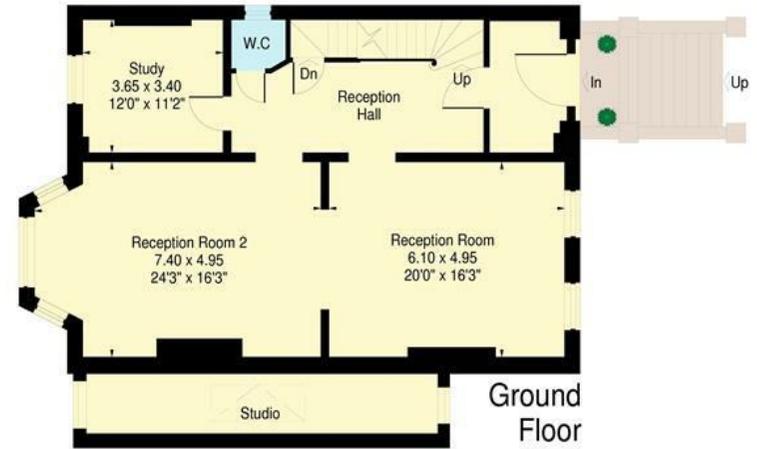
Approximate Gross Internal Area:  
 486 sq.m. / 5230 sq.ft. (Including plant room)  
 Excluding 'studio' - 16 sq.m. / 170 sq.ft.



Second Floor



First Floor



Ground Floor



Garden Level

Not to scale

[www.ProplanUK.co.uk](http://www.ProplanUK.co.uk)  
 This plan has been reproduced from existing material it is for guidance only and must not be relied upon as a statement of fact.