

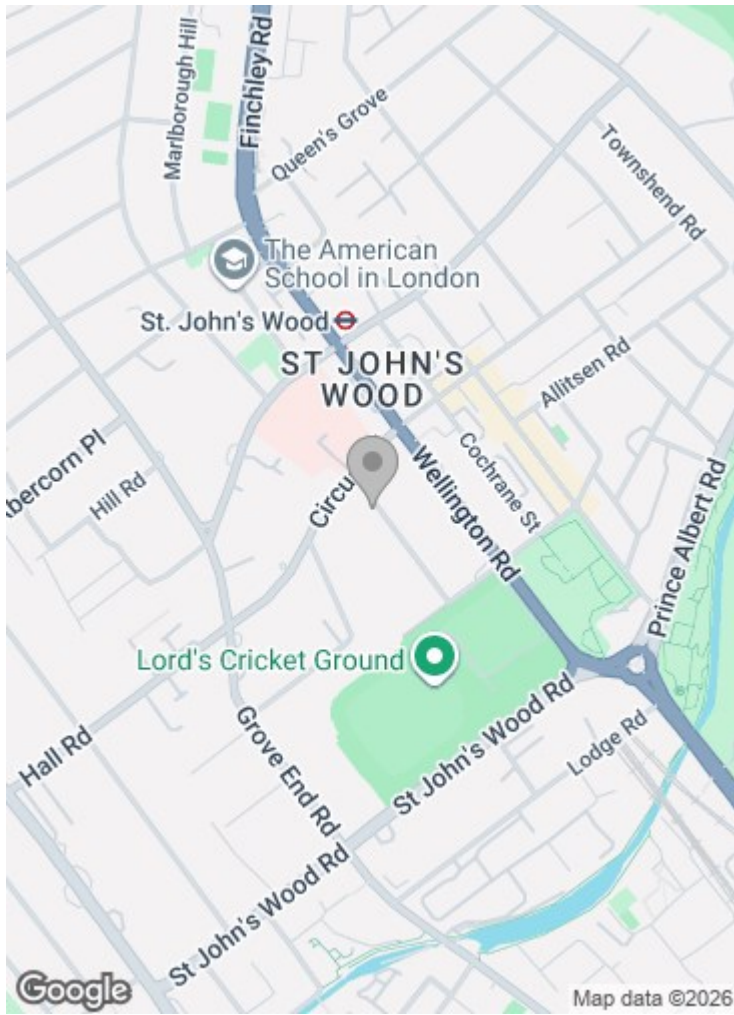


Cavendish Avenue
St John's Wood NW8 9JD

£8,250 per week

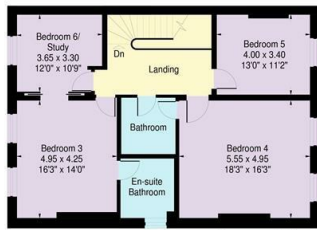
We are delighted to have available for rent this superb Grade 2 listed family home set behind a gated driveway with parking for seven plus cars, featuring a south west facing garden with a swimming pool. The house provides approx. 5230 sq ft / 486 sq m of bright and well proportioned accommodation arranged 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).

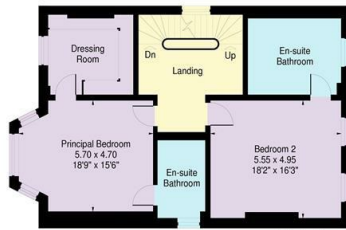


Cavendish Avenue, London NW8

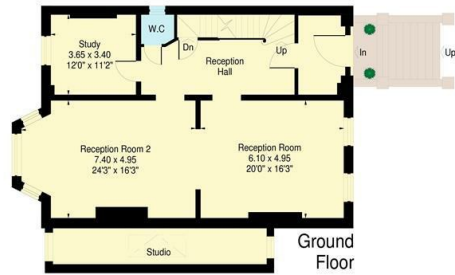
Approximate Gross Internal Area:
498 sq.m. / 5290 sq.ft. (including plant room)
Excluding 'studio' - 18 sq.m. / 170 sq.ft.



Second Floor



First Floor



Ground Floor



Garden Level

Not to scale

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.

Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particular shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|--------|--|---------|
| Band | Score | Band | Score |
| A | 92-100 | A | 1-23 |
| B | 81-91 | B | 24-47 |
| C | 69-80 | C | 48-74 |
| D | 55-68 | D | 75-100 |
| E | 39-54 | E | 101-150 |
| F | 21-38 | F | 151-200 |
| G | 1-20 | G | 201-250 |