CONNAUGHT HOUSE

ST. JOHN'S WOOD






Vienna

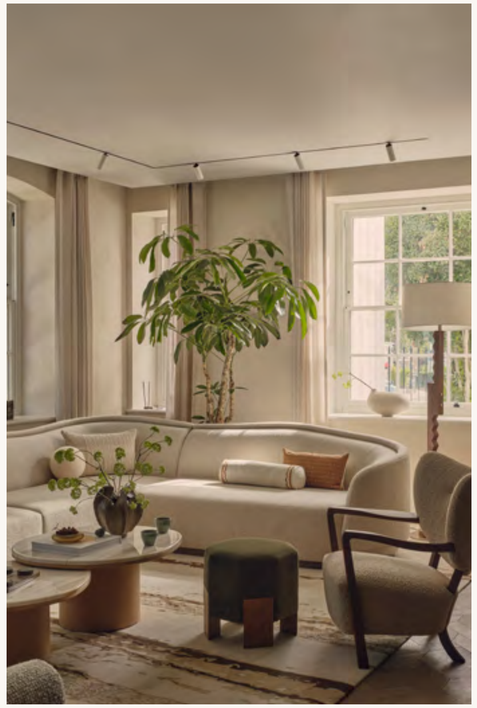
An Introduction to Connaught House

The historic, Grade II listed former chapel in St. John's Wood has been exquisitely reimagined into four of the area's most prestigious private residences.

The former chapel on St. John's Wood Terrace has a rich and varied history, serving a multitude of purposes over the years.

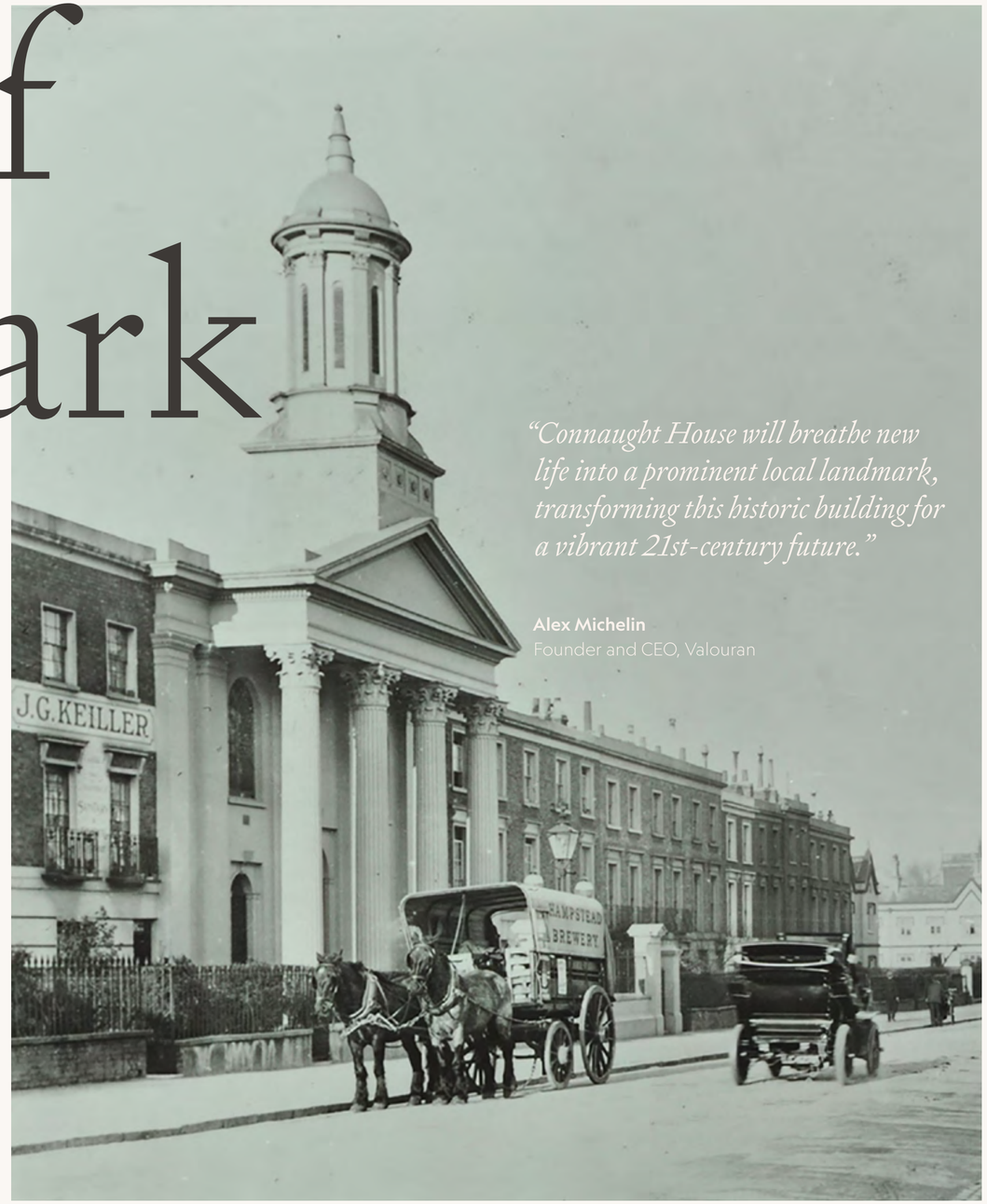
- Landmark heritage building sensitively converted for modern day living
- 4 individually designed apartments
- Underground car parking for each apartment
- Daytime concierge/porter service
- 500m to St. John's Wood station
- 750m to Primrose Hill
- 300m to Regents Park
- Adjacent to the vibrant St. John's Wood High Street







The rebirth of a local landmark



"Connaught House will breathe new life into a prominent local landmark, transforming this historic building for a vibrant 21st-century future."

Alex Michelin
Founder and CEO, Valouran

The Restoration of Connaught House

Connaught House, a distinguished Grade II listed landmark built in 1841, has undergone a meticulous transformation to restore its architectural splendour and introduce refined modern living.

Once a non-conformist chapel and later a film and television studio, the building's storied past is being carefully preserved through the restoration of its defining features — most notably, the elegant cupola that once crowned its roofline. Long lost to time, this striking architectural detail is being faithfully reinstated as a centrepiece of the design, restoring balance and grandeur to the building's classical façade.

Together with the reinstated portico, handcrafted windows, and refined rooflines, the revival of the cupola symbolises the project's devotion to authenticity and excellence.

Every detail has been considered to ensure this cherished landmark continues its legacy as one of St. John's Wood's most beautiful and enduring residences.



The History of Connaught House

1841 - 1870

Origins and Early Years

Built in 1841 as the Portland Independent Chapel and opened in 1842 as Connaught Chapel (later the St. John's Wood Congregational Chapel), the building served a growing suburban community within the Eyre family's Portland Town estate.

Designed by John Tarring, its elegant neo-classical façade with a Corinthian portico reflected the architectural ambition of early St. John's Wood. A school building was added behind in 1855, and improvements followed in 1859 under Rev. Dr Ferguson. By 1870, it stood as a thriving non-conformist chapel, anchoring a busy working - and middle-class neighbourhood.



London (First Editions c1850s)
XXIV Surveyed: 1865 to 1866, Published: 1871

1870 - 1922

Consolidation and Decline

Through the late 19th century, the chapel remained active under ministers like Rev. Charles Shergold and Rev. Isaac Harthill, serving a modest congregation of around 200 people. It supported a nearby school for 300 children and maintained links with the St Marylebone Almshouses, reflecting its social mission. Though funds were raised for repairs in 1891, the structure changed little, retaining its graceful portico and bell turret. Declining attendance after the turn of the century led to closure in 1922, ending its original religious role.

1922 - 1945

Adaptation and Survival

The chapel adapted to new uses — first becoming a squash club in 1935, with major internal alterations and a new rear extension. Its bell turret was removed, and doorways were reconfigured, but the classical frontage survived. Plans to demolish the site for a school were halted by public opposition, though nearby terraces were later lost to wartime bombing. In 1945, the building gained a fresh life as a theatrical scenery workshop and ballet practice space, marking its shift from worship to creativity.



1975
Film & TV Studio used most famously for the filming of Queens - "Radio Ga Ga" in 1984.

1945–1987

Creative Reuse and Recognition

Post-war, the property became a long-standing film and TV studio, home to Montague Productions and later St. John's Wood Studios Ltd. Extensions and adaptations in the 1950s added workshops, access routes, and storage sheds, while the area around it was rebuilt after wartime damage. By the 1970s and 1980s, it had become a hub of London's creative industries, hosting stage, television, and music video productions — most famously Queen's "Radio Ga Ga" in 1984.

Though the façade suffered unsympathetic repairs over time, its classical portico still defined the building's presence. In 1986, Westminster City Council supported sensitive restoration works, and on 1 December 1987, the former chapel was officially Grade II listed for its architectural and group value.

1987 - 2023

Restoration and Renewal

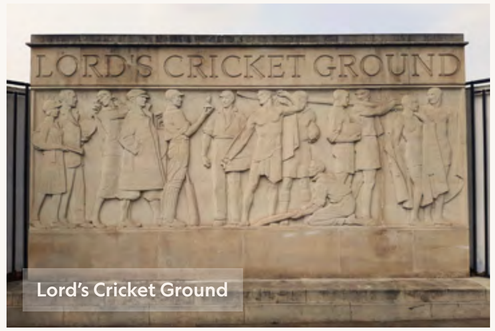
Protected by its listing, 87 St. John's Wood Terrace evolved through a series of heritage-led conversions. Used by Carlton Television into the 1990s, it later gained permissions for residential redevelopment, reinstating lost features like the cupola and repairing the façade.

Cultural Significance

The significance of 87 St. John's Wood Terrace lies in its Neo-Classical design, long history of adaptation, and enduring presence within the St. John's Wood Conservation Area. Designed in 1841 by John Tarring as a non-conformist chapel, its elegant portico and façade remain important townscape features even after extensive interior change.

Across nearly two centuries, the building's varied roles — chapel, squash club, theatre workshop, and later film and television studio — have created a rich cultural legacy. Its creative associations, including use in Queen's "Radio Ga Ga" video, illustrate its continued contribution to London's artistic life. Today, it stands as a symbol of architectural resilience and cultural continuity within St. John's Wood.

About St John's Wood



Lord's Cricket Ground


St. John's Wood Church



Abbey Road Studios



A Haven of Heritage and Elegance in North-West London

Nestled in one of the capital's most distinguished enclaves, leafy St. John's Wood offers a rare blend of heritage, tranquillity, and refined city living. Famed for its tree-lined boulevards, elegant villas, and close proximity to Regent's Park, it provides the perfect balance between privacy and sophistication - a village atmosphere just minutes from the vibrancy of the West End and Mayfair.

Once the property of the Knights of the Order of St. John of Jerusalem, St. John's Wood began its graceful transformation in the early 19th century. Visionary architects designed grand Italianate and Gothic revival residences in generous plots, creating a distinctive landscape that preserved a sense of rural charm while embracing urban elegance. The result is a neighbourhood unlike any other in London - serene, green, and architecturally captivating.

Through the centuries, St. John's Wood has drawn artists, philosophers, and affluent Londoners seeking inspiration and seclusion. Today, its allure endures with independent boutiques, fine dining restaurants, artisan cafés, and world-renowned cultural landmarks such as Lord's Cricket Ground, Abbey Road Studios, and the open expanses of Regent's Park. Its quiet, leafy streets and elegant architecture are protected as part of a designated Conservation Area, ensuring the preservation of its timeless beauty.

Sites of Interest

1. Lords Cricket Ground
2. The Boating Lake
3. Queen Mary's Rose Garden
4. Abbey Road Studios
5. St. John's Wood Church Gardens
6. London Zoo
7. Regents Canal

Restaurants

8. Englands Grace
9. The Ivy St. John's Wood
10. Soutine
11. Sahara
12. Cinder St. John's Wood

Retail

13. Zadig and Voltaire
14. Bruno
15. Panzer's Deli
16. Larizia
17. Kent and Sons Butcher

Schools & Education

18. The American School in London
19. Arnold House School
20. Abercorn School
21. Saint Christina's Primary School

Transport

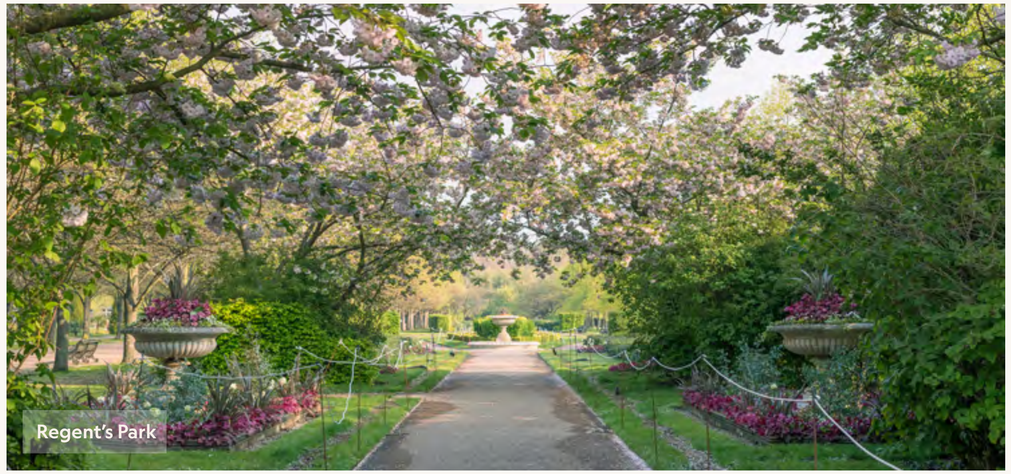
22. St. John's Wood Undergound
23. South Hamstead Underground

A Neighbourhood of Distinction


Charles Lane



Panzer's Delicatessen


Regent's Park


Regent's Canal

The Residences



Four Unique Residences

Each of the four residences within Connaught House is entirely individual, shaped by the building's remarkable heritage architecture.

Every home has been expertly planned to offer a sense of space, balance and refinement, where period character harmoniously meets contemporary comfort. The result is spacious, elegant living - crafted for the demands and desires of modern life.



Apt. 01

Ground Floor



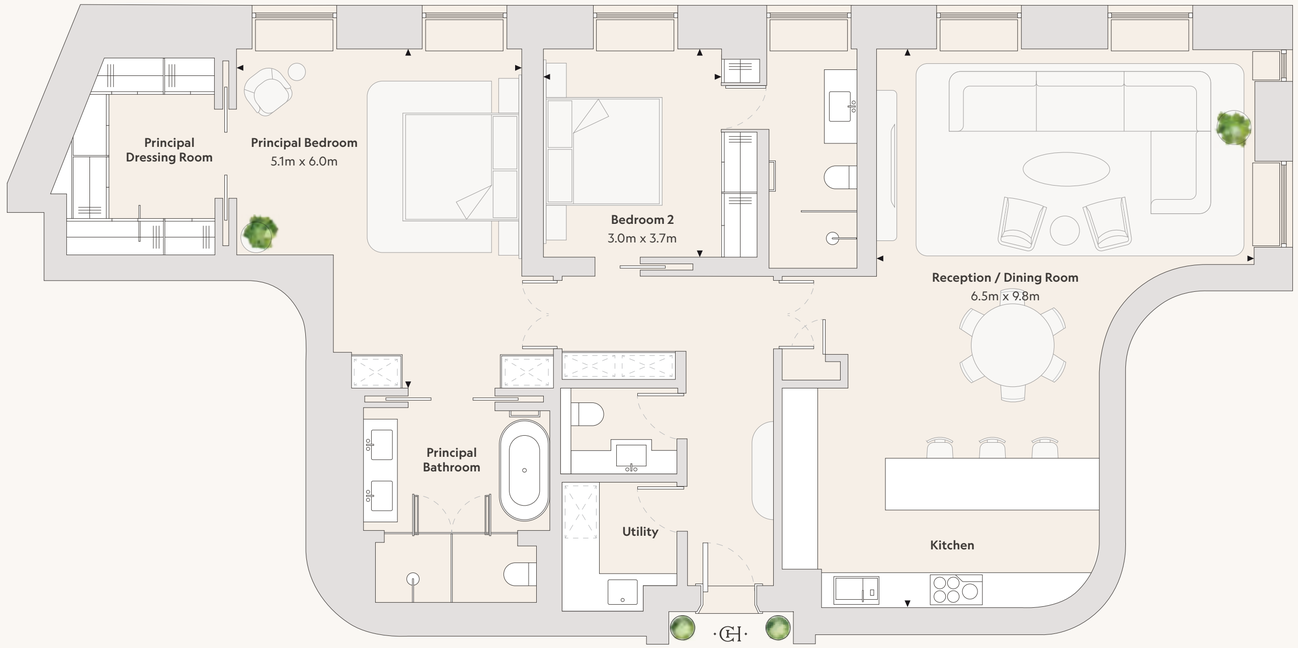


Apt. 01

Ground Floor

- 2 Bedrooms
- 2 Bathrooms
- Grand arrival entrance
- Large south-facing windows off main reception room to heritage facade
- Bespoke kitchens with natural stone worktops and splash backs

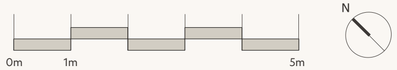
Gross Internal Area:
160 SqM / 1,722 SqFt



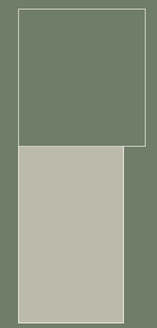
Principal Bedroom
5.1m x 6.0m

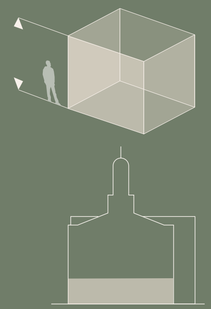
Bedroom 2
3.0m x 3.7m

Reception / Dining Room
6.5m x 9.8m



Ceiling Height 2.85m





South Elevation

St. John's Wood Terrace



Apt. 02

Duplex





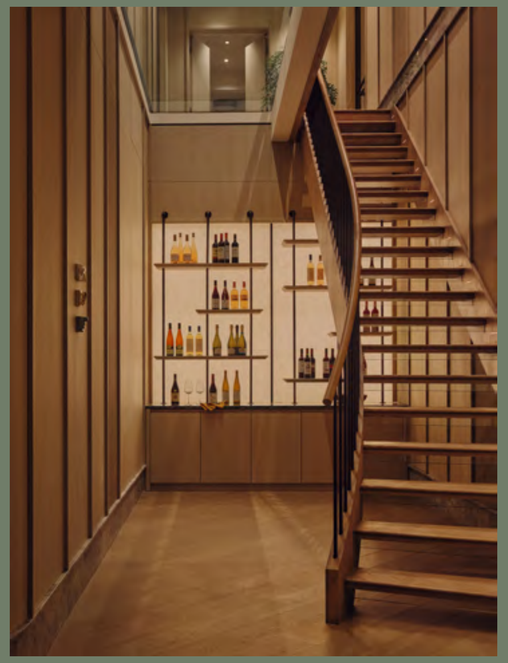

Vienna




COUSCOUS











Apt. 02

Duplex

- 4 Bedrooms
- 4 Bathrooms
- Large south-facing garden, 2,400 SqFt
- Extensive decking area off main living space
- Outdoor dining area
- Large lawn and mature trees
- Principal and main guest room access to private terrace
- Expansive gym
- Media room
- Bar & wine cellar

Total Gross Internal Area:
419 SqM / 4,510 SqFt

Total Gross External Area:
223 SqM / 2,400 SqFt



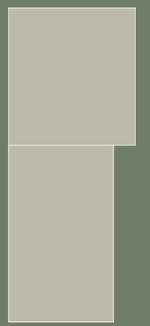
Ground Floor & Garden



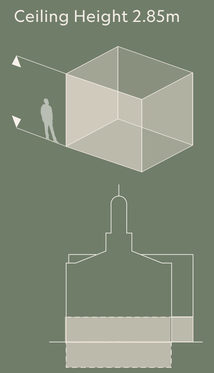
Lower Ground Floor

St. John's Wood Terrace





South Elevation



St. John's Wood Terrace

Apt. 02

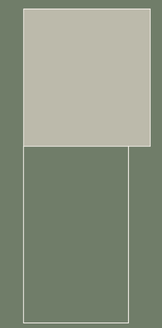
Ground Floor



- 2 Bedrooms
- 2 Bathrooms
- Bespoke kitchens with natural stone worktops and splash backs
- Large south-facing garden, 2,400 SqFt
- Extensive decking area off main living space
- Outdoor dining area
- Large lawn and mature trees
- Principal and main guest room access to private terrace

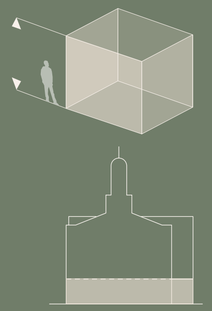
Ground Floor Gross Internal Area:
231 SqM / 2,486 SqFt

Ground Floor Gross External Area:
223 SqM / 2,400 SqFt



South Elevation

Ceiling Height 2.85m



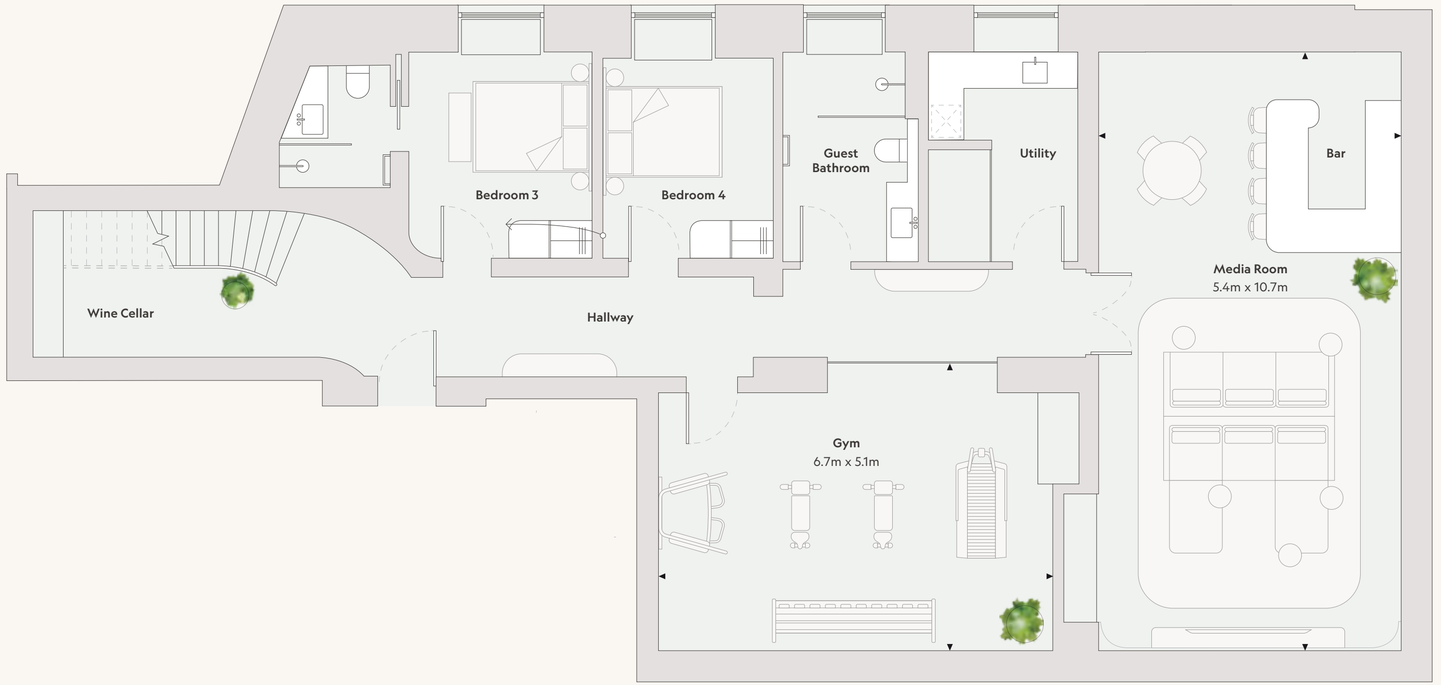
St. John's Wood Terrace

Apt. 02

Lower Ground Floor

- 2 Bedrooms
- 2 Bathrooms
- Expansive gym
- Media room
- Bar & wine cellar

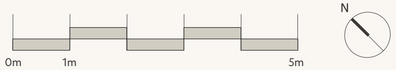
Lower Ground Floor Gross Internal Area:
188 SqM / 2,024 SqFt

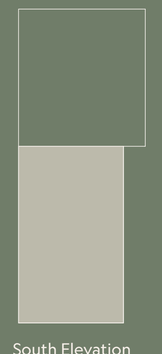


St. John's Wood Terrace

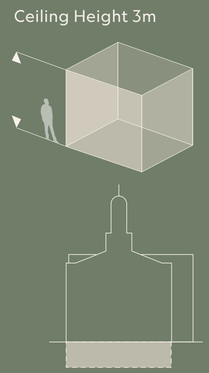
Gym
6.7m x 5.1m

Media Room
5.4m x 10.7m





South Elevation



St. John's Wood Terrace



Apt. 03

First Floor













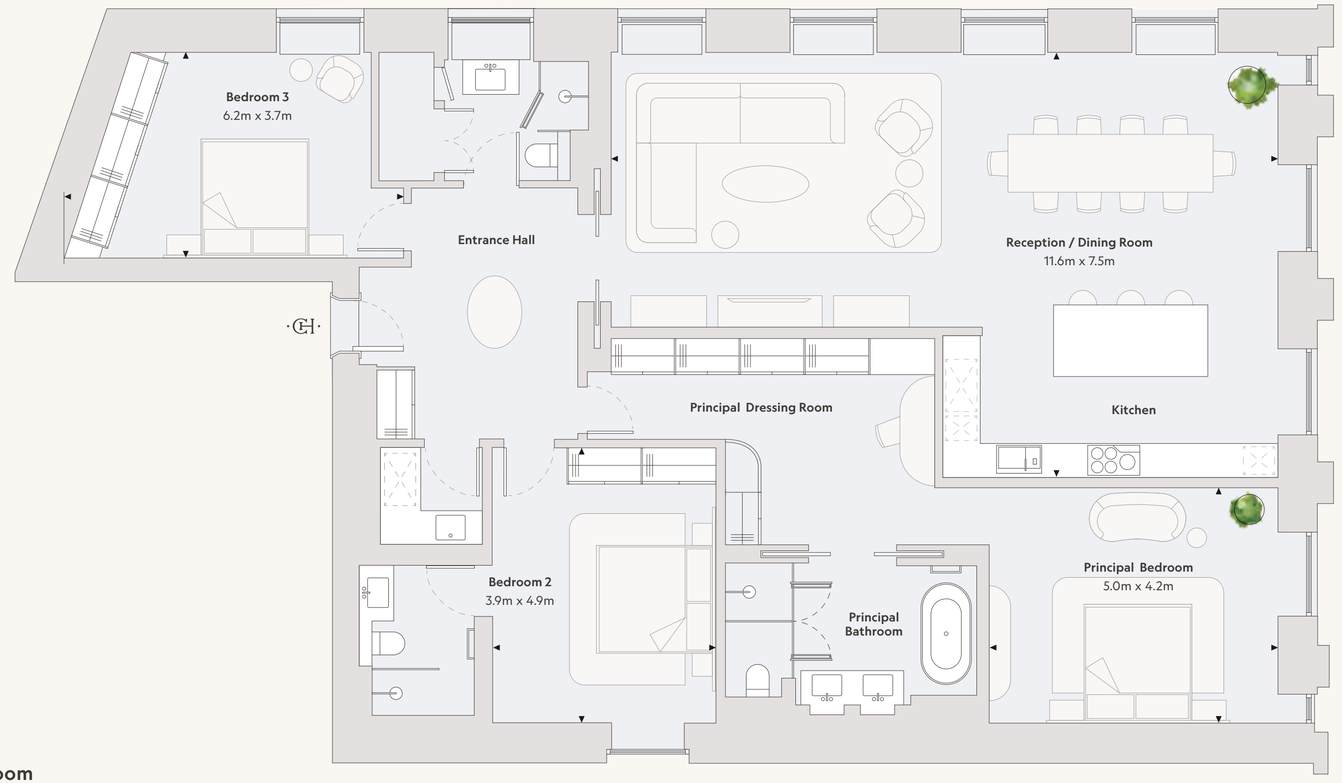


Apt. 03

First Floor

- 3 Bedrooms
- 3 Bathrooms
- Double height windows behind heritage facade
- Bespoke kitchens with natural stone worktops and splash backs

Gross Internal Area:
210 SqM / 2,260 SqFt

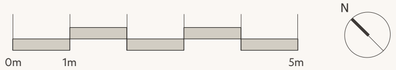


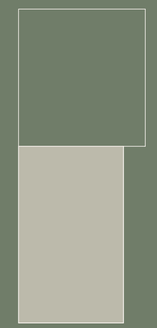
Principal Bedroom
5.0m x 4.2m

Bedroom 2
3.9m x 4.9m

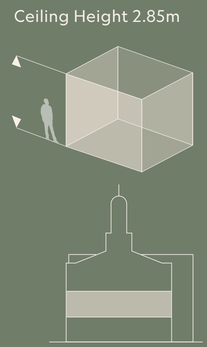
Bedroom 3
6.2m x 3.7m

Reception / Dining Room
11.6m x 7.5m





South Elevation



St. John's Wood Terrace



Apt. 04

First Floor





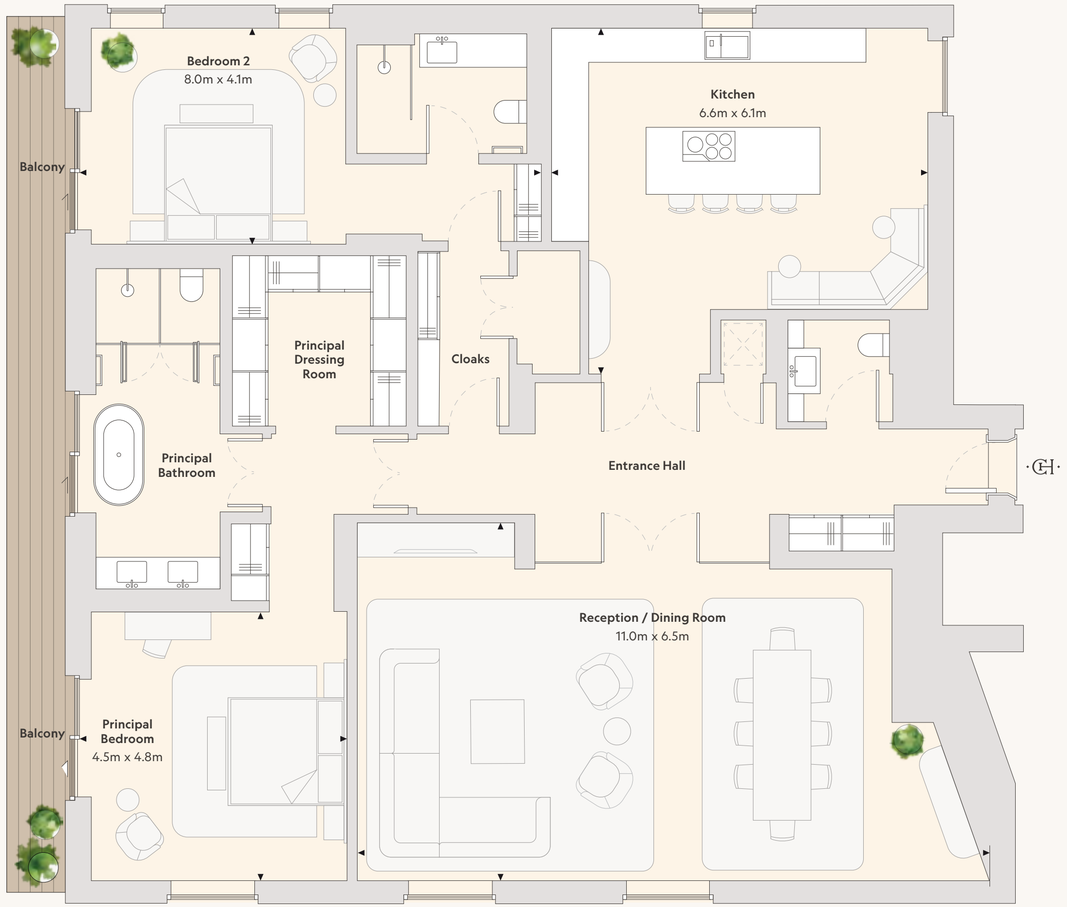
Apt. 04

First Floor

- 2 Bedrooms
- 2 Bathrooms
- Direct access to private balcony off principal and main bedrooms
- West facing windows off main reception and living space
- Bespoke kitchens with natural stone worktops and splash backs

Gross Internal Area:
220 SqM / 2,368 SqFt

Gross External Area:
14 SqM / 151 SqFt

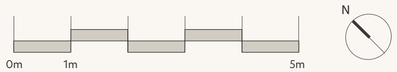


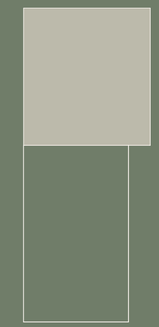
Principal Bedroom
4.5m x 4.8m

Bedroom 2
8.0m x 4.1m

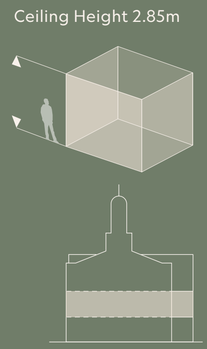
Reception / Dining Room
11.0m x 6.5m

Kitchen
6.6m x 6.1m





South Elevation



St. John's Wood Terrace



Resident Services

At Connaught House, every detail is curated to offer an effortless blend of discretion, comfort, security, and refinement. Residents are welcomed into a world of understated luxury, where a dedicated Concierge ensures seamless living - from greeting guests with quiet elegance to assisting with daily needs.

Beneath the building, a secure underground parking facility provides both convenience and peace of mind. Together, these services embody the signature Connaught House experience: refined living with impeccable attention to every moment of your day.

Landscape Design

At Connaught House, the landscape has been designed by award-winning landscape architect Christopher Bradley-Hole to create an immediate sense of calm and refinement from the very first approach. Framed by mature planting and bespoke stonework, the journey from the leafy streets of St. John's Wood to the building's entrance unfolds with quiet grandeur - a setting that complements the building's distinguished architectural heritage and enhances its contemporary elegance.

Each residence has been thoughtfully composed to strengthen its connection to the outdoors, with views of trees and greenery from every apartment. Select apartments feature private gardens or terraces that bring natural light and greenery into everyday living, creating moments of serenity amid the city. These spaces, crafted with the same precision and quality as the interiors, offer a personal retreat designed for both reflection and enjoyment.

At the rear of the building, a beautifully landscaped private garden - accessible exclusively to the ground-floor apartment - forms a secluded haven of mature trees, soft planting and architectural detailing.

This carefully curated environment captures the essence of St. John's Wood's verdant character, balancing natural beauty with timeless design to elevate the sense of place and wellbeing that defines Connaught House.



Project Partners

MARCUS COOPER GROUP

VALOURAN

DARLING ASSOCIATES
ARCHITECTS

GUNTER & Co. INTERIORS



KNIGHTCREST

Knight Frank

savills

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