

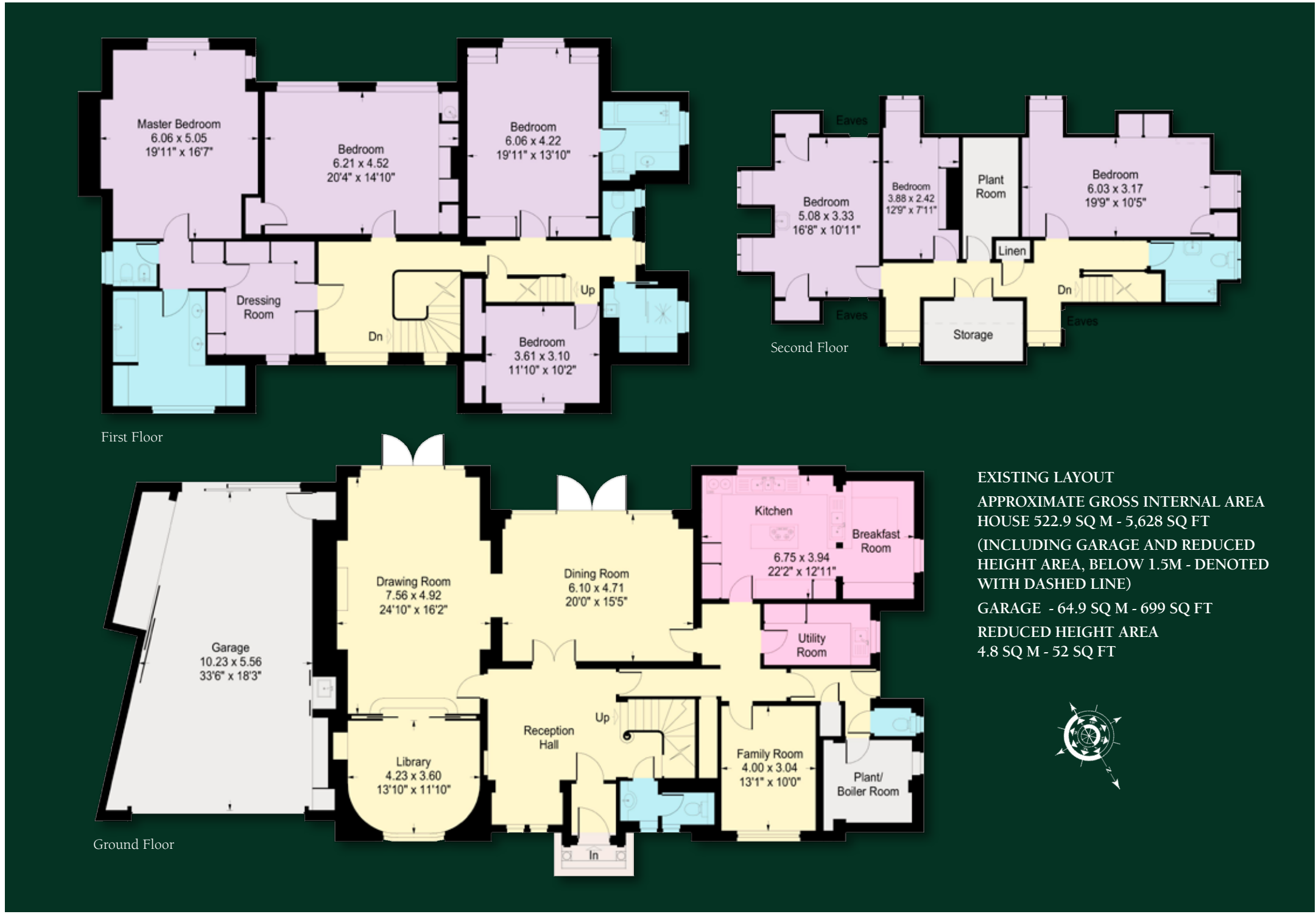
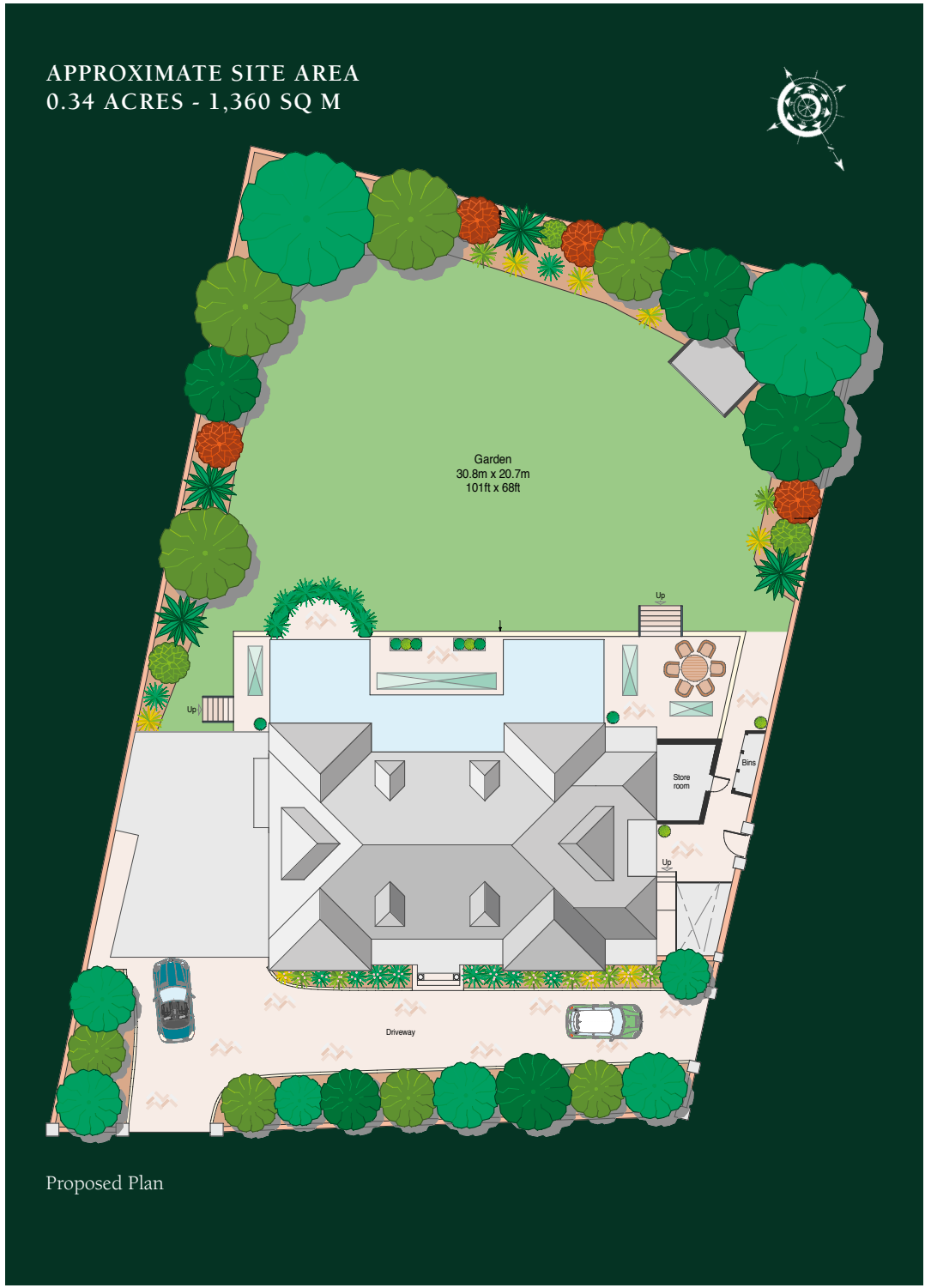
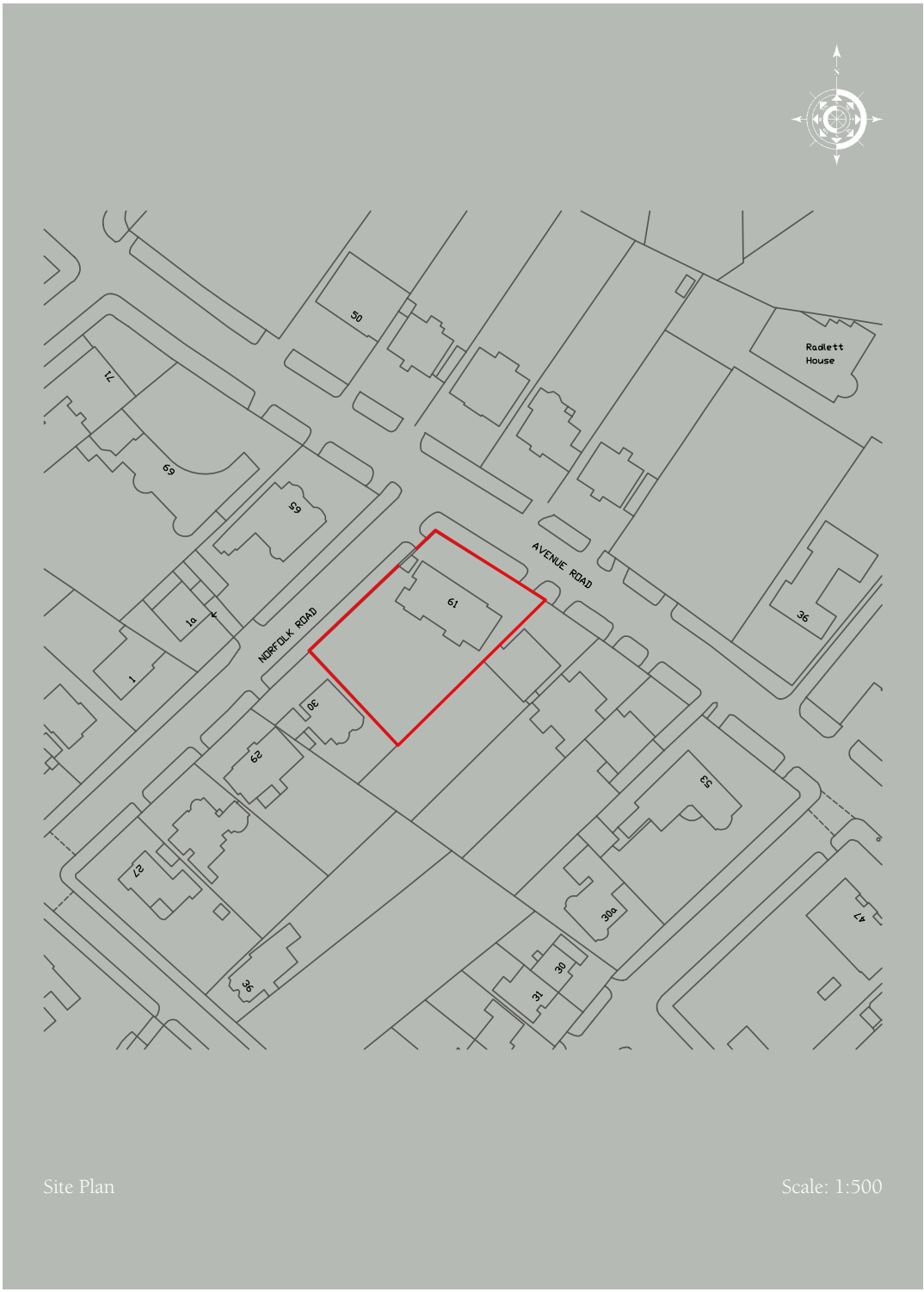
AVENUE ROAD
ST JOHN'S WOOD | NW8



STRIKING HOUSE LOCATED ON A QUIET CORNER OF THIS
PREMIER ROAD IN ST JOHN'S WOOD OFFERING LATERAL
FAMILY ACCOMMODATION OVER THREE FLOORS WITH A
BEAUTIFUL SOUTH FACING GARDEN AND DRIVEWAY



The current owners have owned the house for over 45 years and have recently been successful in achieving full local authority planning consents to either retain the current house and extend its size to 9782 square feet or demolish the existing home and build a new house of circa 13,260 square feet. Full details of the two planning consents are available on request.





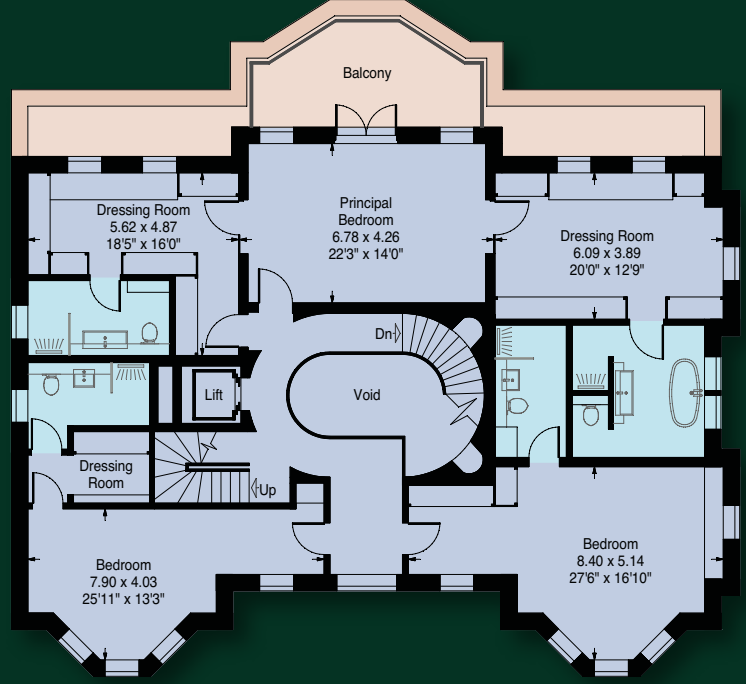
PROPOSED LAYOUT - FOR DEMOLITION AND RE BUILDING
APPROXIMATE GROSS INTERNAL AREA
1,231.1 SQ M - 13,260 SQ FT



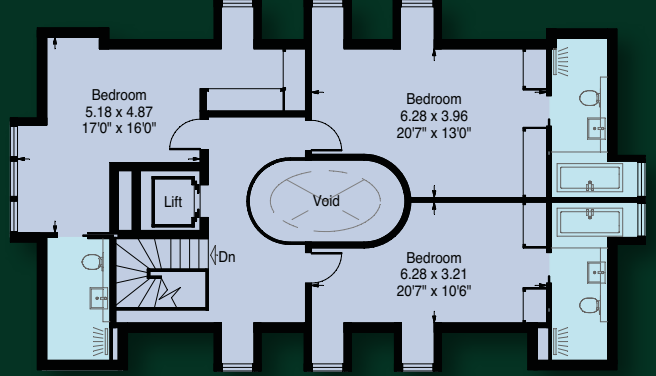
Ground Floor



PROPOSED LAYOUT - FOR DEMOLITION AND RE BUILDING
APPROXIMATE GROSS INTERNAL AREA
1,231.1 SQ M - 13,260 SQ FT



First Floor



Second Floor



PROPOSED LAYOUT - FOR DEMOLITION AND RE BUILDING
APPROXIMATE GROSS INTERNAL AREA
1,231.1 SQ M - 13,260 SQ FT

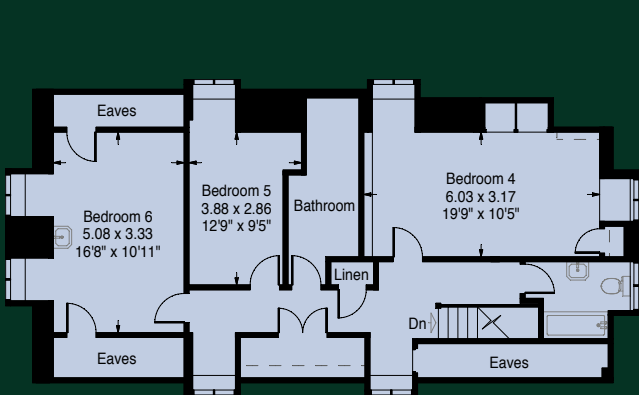


Basement

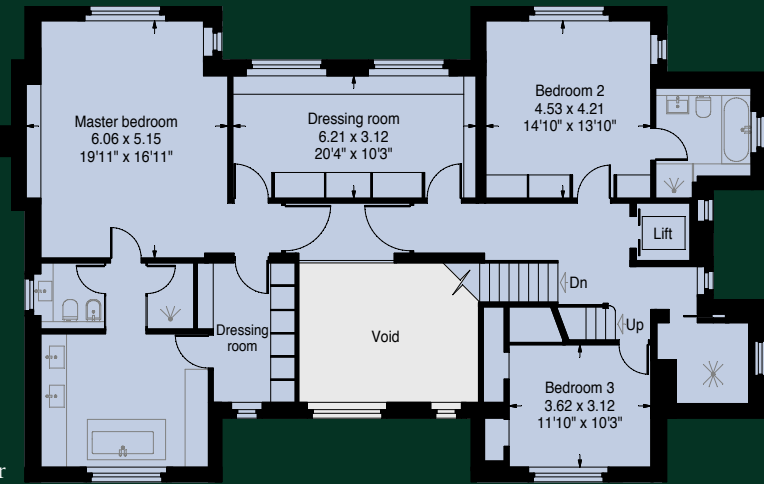
PROPOSED LAYOUT - RETAINING CURRENT HOUSE AND EXTENDING
APPROXIMATE GROSS INTERNAL AREA
HOUSE 908.8 SQ M - 9,782 SQ FT
(EXCLUDING VOID AND POOL PLANT
ROOM; INCLUDING GARAGE AND
REDUCED HEIGHT AREA BELOW
1.5M - DENOTED WITH DASHED LINE)
POOL PLANT/SUB BASEMENT
70.4 SQ M - 758 SQ FT



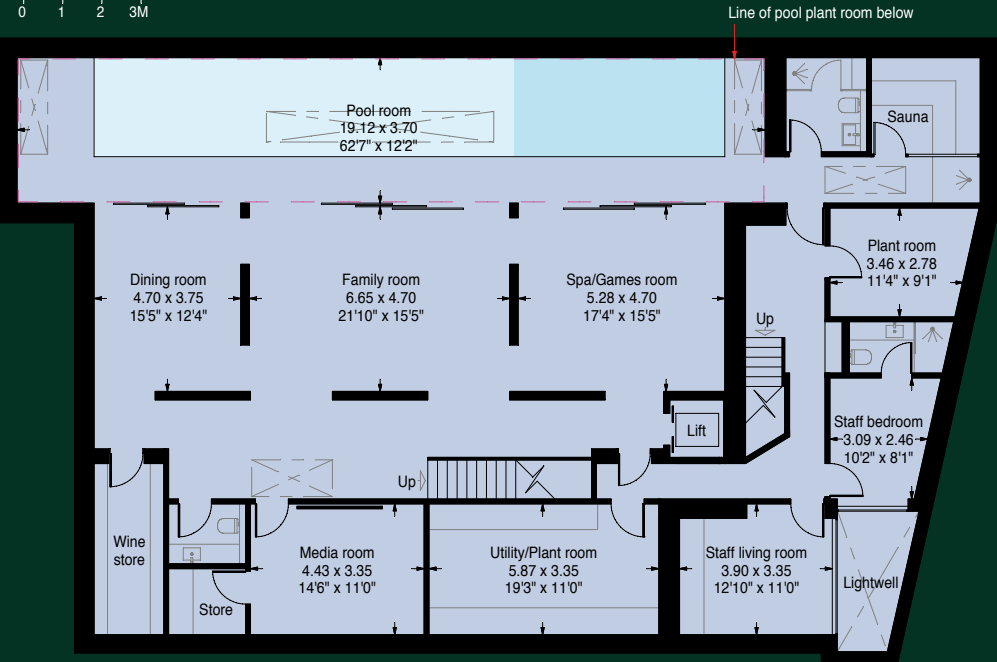
APPROX. SCALE
0 1 2 3 4 5 10Ft
0 1 2 3M



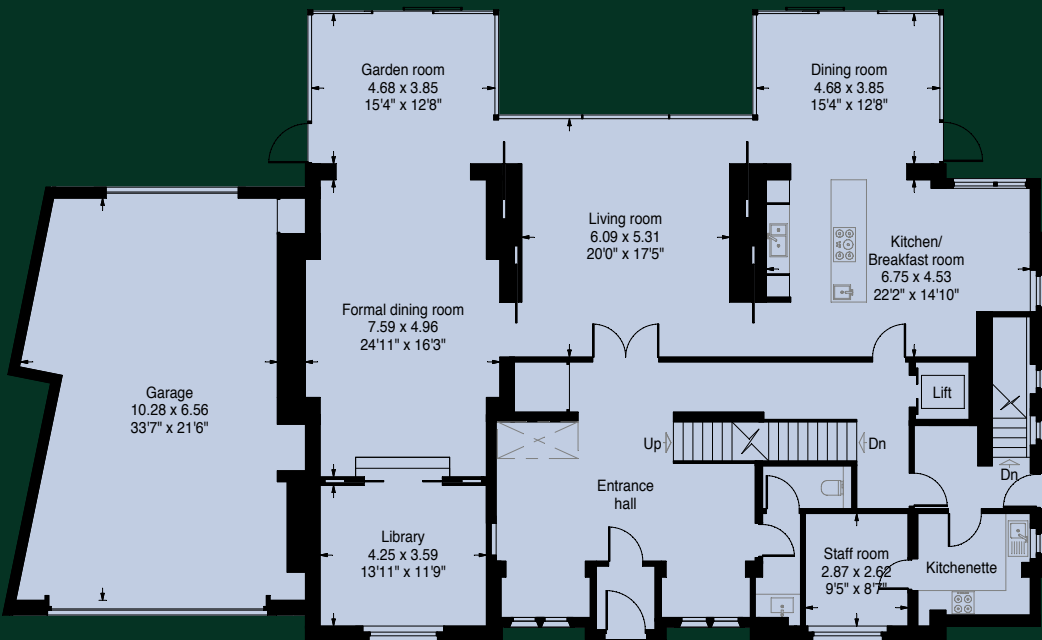
Second Floor



First Floor



Basement



Ground Floor



Viewing: Strictly by appointment with Savills and Beauchamp Estates.

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