



**AN ELEGANT PERIOD HOUSE SET IN ONE OF ST JOHN'S WOOD'S
FINEST LOCATIONS**

CAVENDISH AVENUE
ST JOHN'S WOOD, LONDON, NW8

Guide Price £7,750,000 - Freehold



Elegant volumes

- Located a stone's throw from the amenities of St. John's Wood High Street
- Garage and off street Parking
 - 60 x 39 ft rear garden
 - Freehold

6 Bedrooms • 4 Bathrooms • 4 Receptions

Situation

Cavendish Avenue benefits from a prime location providing easy access to London's West End, Marylebone High Street and village, Primrose Hill and Hampstead Village and Heath.

The property is located on the west side of St. John's Wood, and is within walking distance of both St. John's Wood High Street, St. John's Wood Underground Station (Jubilee Line) as well as the green open spaces of Primrose Hill and Regent's Park. The American School and Abercorn School are also nearby. Cavendish Avenue is located adjacent to the world famous Lords Cricket Ground. By any measure, St. John's Wood High Street and the residential roads surrounding it are among the most glamorous and exclusive in the capital.

Description

A substantial Stucco fronted period freehold house (430.8sq m/4,637sq.ft) arranged over four floors. The property is presented in good condition throughout and with the added benefit of off street parking and an integral garage. This truly wonderful family home is set back from the road and features a delightful 62 x 39 ft rear garden.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.





Cavendish Avenue, London NW8

Gross internal area (approx):
436.8 sq.m (4637 sq.ft.)
not including vaulted store - 7.1 sq.m (76 sq.ft.)
For client/estate purposes only. Not to scale.
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Second floor
Area: 72.2 sq.m (777 sq.ft.)



First floor
Area: 99.6 sq.m (1074 sq.ft.)



Lower ground floor
Area: 110.2 sq.m (1186 sq.ft.)
incl including vaulted store
7.1 sq.m (76 sq.ft.)

Ground floor
Area: 148.6 sq.m (1600 sq.ft.)



St John's Wood & Regent's Park

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