



Cavendish Avenue, St John's Wood NW8

 **Knight
Frank**

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An outstanding and luxuriously appointed low-built villa (8,635 sq ft / 802 sq m) positioned behind a gated entrance in the prestigious Cavendish Avenue of St John's Wood.

Built circa 2004, this super lateral house is a hidden gem with unparalleled accommodation for both living and entertaining. Step inside, and you'll be greeted by a property that is truly deceptive in its size and offerings. The lower ground floor is a haven for relaxation and fitness enthusiasts alike, featuring a spa area with a pool and jacuzzi, a separate gym, and a cinema room - perfect for unwinding or hosting gatherings.



EPC
C

Guide price: 14,950,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H

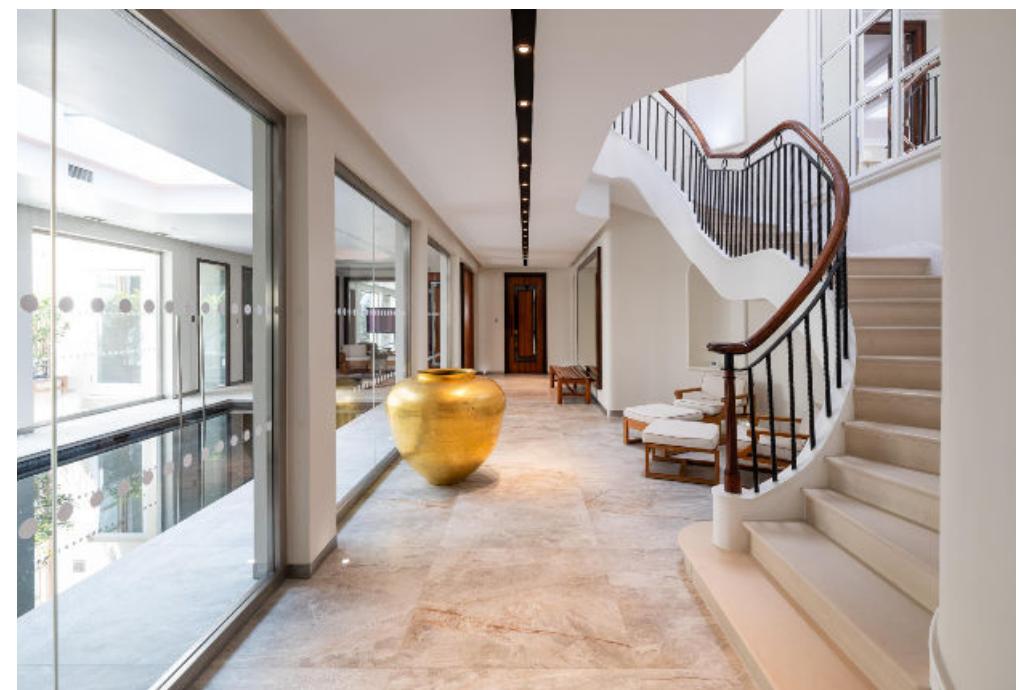


ACCOMMODATION

Principal bedroom with two walk-in dressing rooms
Large bathroom and private terrace
Four further bedrooms
Two further en suite bathrooms
Two en suite shower rooms
Staff bedroom/bedroom six approached independently externally and via a secondary staircase internally with an en suite bathroom & kitchenette
Drawing room
Dining room
Family room
Study
Private screening room/media room
Leisure area incorporating a swimming pool and steam room & a shower/changing room
Large gymnasium/kitchen/breakfast room with an adjoining pantry
Utility room
Two guest cloakrooms

AMENITIES

Secure off street parking on the drive for two vehicles
The car lift provides access to a further two concealed parking spaces
Landscaped front garden and central courtyard garden
Three terraces
Secondary staircase
Staff kitchen off staff bedroom six
Multiple plant rooms





Location

Located in the heart of St John's Wood between Circus Road and Wellington Road, Cavendish Avenue provides a tranquil escape just moments from an abundance of amenities with numerous boutiques, restaurants and pavement cafes. St John's Wood Underground Station (Jubilee Line) provides swift access to Bond Street and the West End. Positioned near Lord's Cricket Ground and within 500 meters of the St John's Wood Underground Station, it is convenient for the American School in London (ASL), St John's Wood High Street, Regent's Park and the green open spaces of Primrose Hill.









This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



LOWER GROUND FLOOR

Key:
CH - Ceiling Height



GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area:
8,635 sq. ft / 802.19 sq. m
(Including Void)
Void
53 sq. ft / 4.92 sq. m

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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