



Langford Place, St John's Wood, London NW8



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NW8

Sunny Side is a spectacular and unique period house (approximately 5,460 sq ft) with a substantial secluded circa 135ft rear garden and secure gated off street parking.

Once the home of the sculptor John Adams Acton, this much loved and cherished home has been sensitively and meticulously restored to create a sophisticated modern family home while retaining the character and many historical features of the house. The house is unique, late Georgian with early Victorian additions, and adaptable for functional family living. The principal living spaces on one floor make for exceptional proportions, with careful attention given to the flow and layout.



Guide price: £10,950,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H





The raised ground floor provides excellent entertaining space, with a grand dining room leading to a reception room overlooking the garden. In addition, there is a bespoke kitchen, family room, striking conservatory with stained glass windows, and a unique old grapevine. A guest WC with a fountain basin and a garden room with a wet bar, pantry and utility provision complete this level.

The first floor features the principal suite with en suite bathroom/dressing room and leafy views, two further double bedrooms, a shared family bathroom and a splendid study/library with garden views. The second floor offers two additional rooms, one currently set up as a gym, which could both be used as bedrooms.

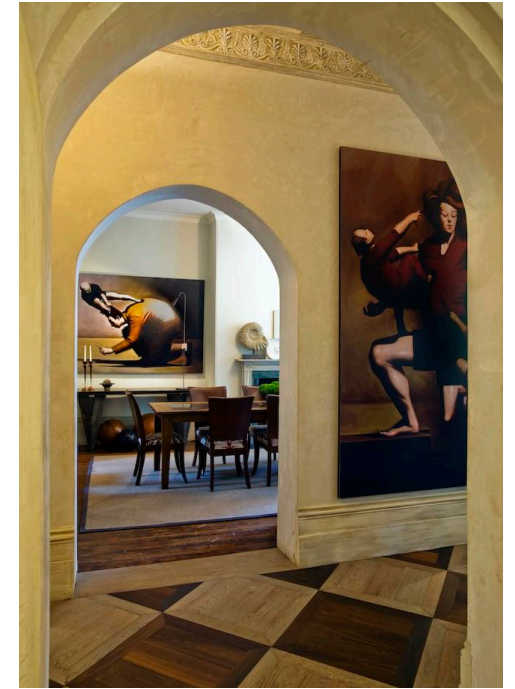
The lower ground floor, once its own flat but now integrated back into the house with a more contemporary feel, has decorative metal elements to tie into the upstairs decor. This floor offers excellent versatility, with its own independent entrance, which could be used as an office space for housekeepers, guests or older children. It provides two more bedrooms, one with an en suite shower room and the other with an en suite bathroom. There is also a further study (or bedroom) with an adjacent shower room/WC, a large office style space that could be used for a variety of purposes, this room also has its own additional entrance. There is a laundry room, kitchenette, and wine cellar.

The rear garden is very special, with many large mature trees creating privacy and seclusion. The landscaping provides for outdoor dining and BBQ area together with an enchanting tree house subtly positioned at the end of the garden in a wood like area. The front garden is walled, providing secure off street parking, beautiful lush greenery, and further privacy from the street.

The house is a truly rare property on a quiet street which is brilliantly located for the American School London and Arnold House School and within close proximity to St John's Wood underground Station, St John's Wood High Street and Regent's Park.







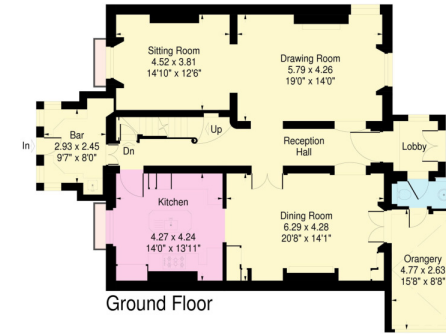
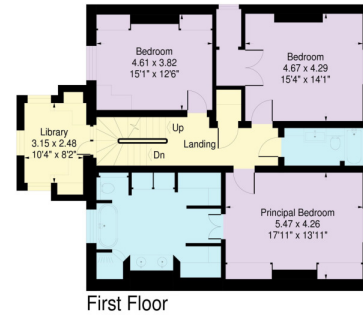
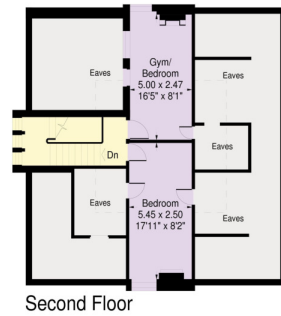






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Approximate Gross Internal Area:
937.3 sq.m. / 5460 sq.ft.
(Including reduced height areas below 1.5m -
57.0 sq.m. / 613 sq.ft.)



APPROX. SCALE
0 1 2 3 4 5 10ft
0 1 2 3m

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.

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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 February 2023. Photographs and videos dated February 2023.

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