



# CAVENDISH CLOSE

St. Johns Wood NW8





# CAVENDISH CLOSE

A truly exceptional residence discreetly positioned in an exclusive cul-de-sac in the heart of St John's Wood.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Freehold

Guide Price: £17,750,000











This grand home offers over 9,500 sq ft of luxurious accommodation set across the principle and guest houses. The house is arranged over six floors and showcases elegant proportions, high ceilings, and magnificent living and entertaining spaces throughout.

The raised ground floor features a formal dining room, double reception room, and a grand entrance hall, all opening onto a landscaped rear garden, ideal for entertaining on a grand scale.

The lower ground floor is dedicated to leisure and relaxation, boasting an impressive 13-metre indoor swimming pool, steam room, bar area, and media/reception room, as well as a guest cloakroom and utility space. A sub-basement below houses plant and pool equipment, ensuring seamless function without interruption to living space.











Occupying the entire first floor is a spectacular principal bedroom suite, complete with two luxurious en suite bathrooms and bespoke dressing rooms—offering the utmost privacy and comfort. The second floor hosts three further generously sized bedroom suites, each with en-suite bathrooms and extensive wardrobe space.

Further enhancing its appeal is a separate outbuilding arranged over two floors, perfect for guest use, a home office, or studio space.

With its refined architecture, exceptional amenities, and prestigious location near Regent's Park and St John's Wood High Street, this is a rare opportunity to acquire one of the area's finest homes.











## LOCATION

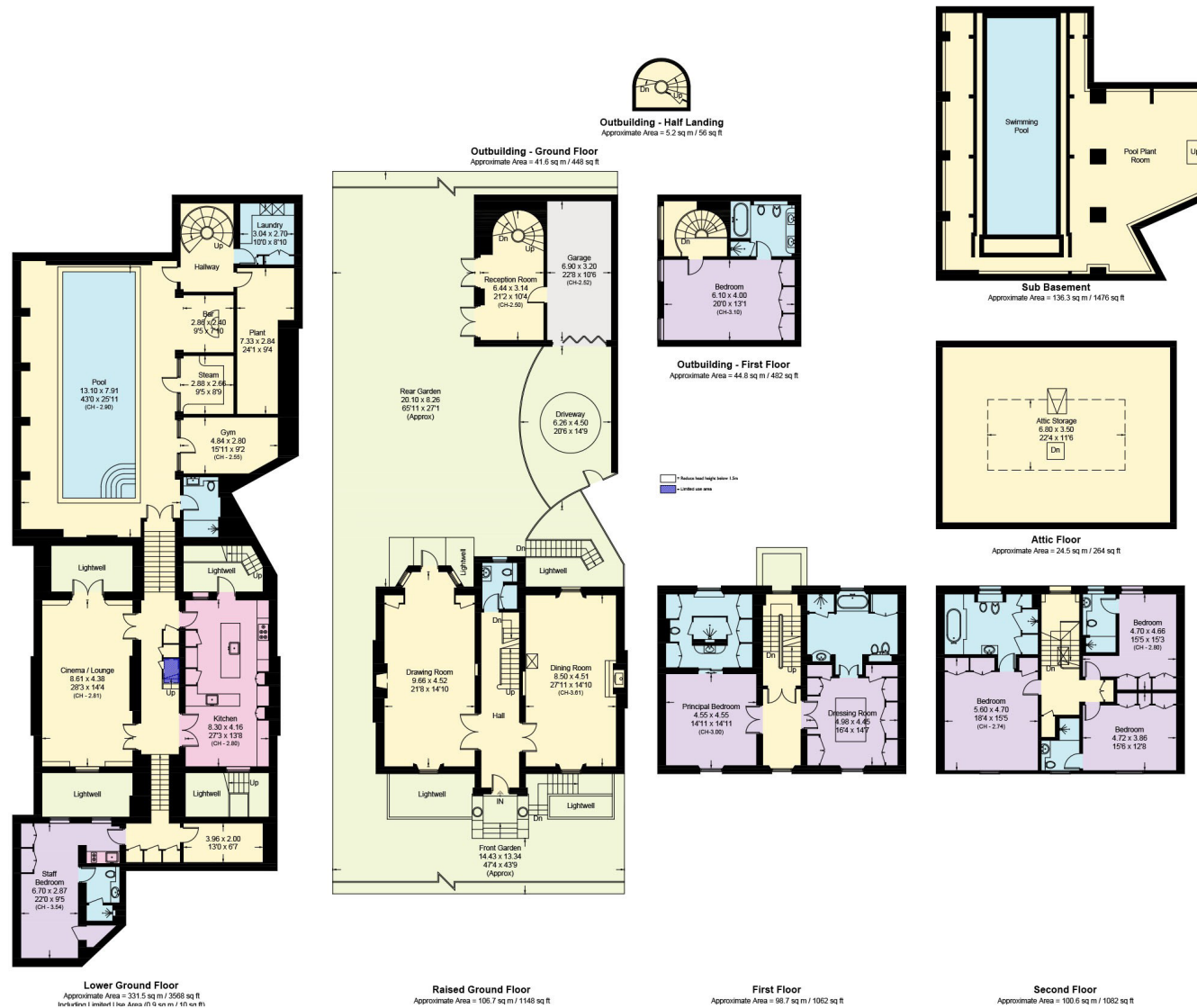
Cavendish Close is a quiet, private cul-de-sac located on the west side of St John's Wood. Just moments from the shops and cafés of St John's Wood High Street, it offers excellent transport links via the nearby Underground station and is close to the open spaces of Regent's Park. This peaceful setting blends residential charm with easy access to central London.











(Including Basement / Loft Room)  
Approximate Gross Internal Area = 889.9 sq m / 9586 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





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