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INTERNATIONAL REALTY

Diana Tran





## Avenue Road, St. Johns Wood, NW8

A stately ten-bedroom newly built luxury home (approx. 25,000 sqft) located in the leafy suburb of St. John's Wood

Set on a spacious, tree lined avenue in St John's Wood, lies one of London's most exceptional private residences positioned behind a secure gated landscaped front.

This house has been meticulously designed and built to a contemporary style whilst providing a country lifestyle in the heart of London. It is located just over two and a half miles north of Mayfair and borders the Royal Parks of Regent's Park and Primrose Hill.

Upon entering the house, a grandeur double-height entrance hall is flooded with an abundance of light. At heart of the house, the grand hall features a beautiful stone staircase and a striking floor to ceiling hanging chandelier. Further to this a passenger lift leading to all five floors.

The ground floor level comprises a vast entertaining formal drawing and dining room with French doors leading onto the landscaped garden and a sunken courtyard. Leading off the dining room a fully fitted and equipped family kitchen with high end Gaggenau appliances, principle office and guest cloak rooms.

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The lower ground floor offers a 14m swimming pool with outstanding in-house spa comprising jacuzzi, sauna, hammam, along with treatment and dressing rooms leading to the sunken courtyard with a bar area.

This floor also benefits an underground games room which overlooks the pool, a fully equipped twelve-seat cinema with bar, two secure climate-controlled wine cellars, state-of-the-art biometric security technology room, secure underground garage with a hydraulic car lift with space for up to four cars.

The first floor offers three-bedroom suites with the impressive master bedroom overlooking the garden. The master bedroom benefits from a walk-in dressing room and two separate marble bathrooms. The second-floor benefits from four further bedrooms, that all have en-suite bathrooms and dressing areas with built-in wardrobes.

This property also offers staff living quarters with full amenities; comprising of three-bedrooms, three-bathrooms, sitting room and fully appointed catering kitchen. A separate staff entrance as well as discreet service stairs, provides access to all floors.

St John's Wood is widely recognised as one of the prime residential neighbourhoods in the capital with some of the highest value and most prestigious properties located in the area. Avenue Road is perfectly situated within walking distance of some of London's most elegant residential areas including nearby Primrose Hill, Little Venice, Belsize Park and Hampstead Heath.

Moments away, the chic boutiques, restaurants and cafés of St John's Wood and Regent's Park make this one of the city's most desirable areas, especially amongst those seeking to enjoy the perfect combination of green open spaces yet a calmer living and slower pace replaces frenetic city life offering the perfect balance for a wonderful lifestyle.

Long Let

**£40,000 per week**

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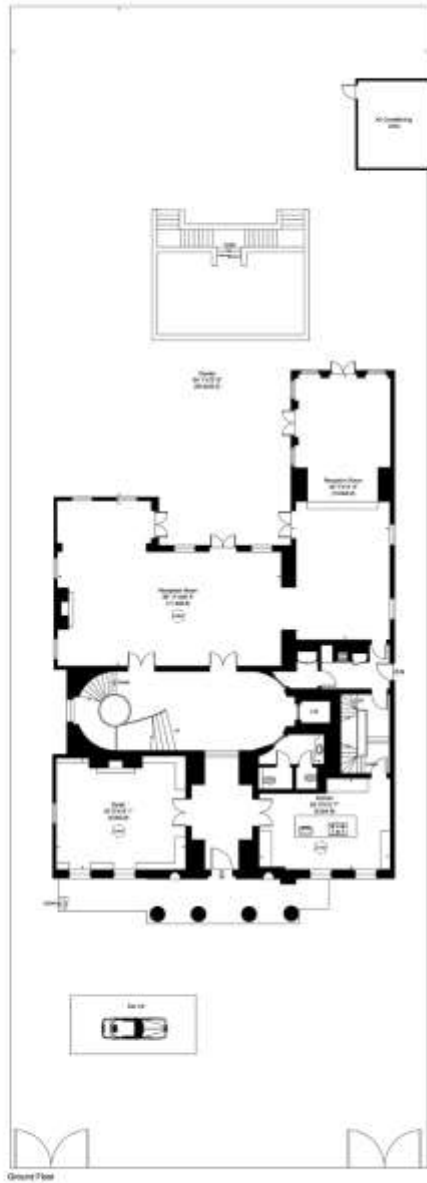


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**87 Avenue Road, NWE**  
 (Scale: Internal Area Only)  
 2003-Sq m (20300 Sq Ft) including Under Stairs and Under 1.0m  
 2077-Sq m (22400 Sq Ft) including Under Stairs and Under 1.0m  
 (To be confirmed by survey)



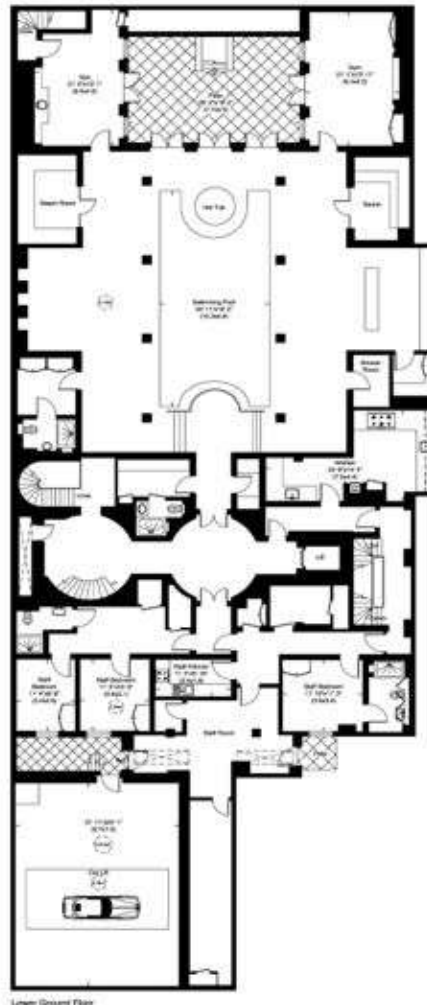
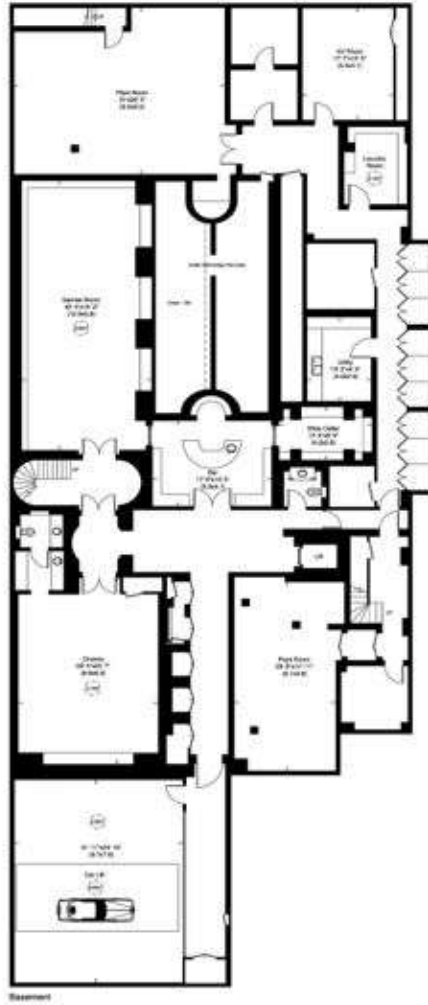
These plans are provided as a guide only and should not be relied upon for any legal or financial purposes. All dimensions are approximate and should be confirmed by a professional surveyor.

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87 Avenue Road, NW8  
 Gross Internal Area (approx.)  
 2323 Sq. ft. (21529 Sq. ft.) Including Under Eaves and Under 1.5m  
 2277 Sq. ft. (21022 Sq. ft.) Excluding Under Eaves and Under 1.5m  
 For information only. Not for sale.



Not a contract. For guidance only. Not for sale. This plan is a representation of the property and is not intended to be used as a basis for any legal proceedings. It is provided for information only and does not constitute an offer or a contract. The actual property may vary from the plan and the seller is not liable for any errors or omissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs:		
England, Scotland & Wales	EU Directive 2002/91/EC	

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