



ABBEY GARDENS

ST JOHN'S WOOD, NW8

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A rare opportunity to acquire a substantial four/five bedroom family home (2,476 sq ft/230 sq m), arranged over four floors and located on one of the most desirable tree-lined roads in St John's Wood. Owned and cherished by the same family since 1987, the property is now ready for complete modernisation and offers an incoming purchaser the opportunity to create a highly individual home, tailored to contemporary family life while making the most of its excellent proportions, natural light, and wonderful south-facing garden.

The house offers generous and versatile accommodation arranged over four floors, with well-proportioned rooms and excellent ceiling heights providing an exceptional foundation for a comprehensive program of refurbishment. The existing layout lends itself to a variety of configurations, with the potential to create a stylish and highly functional family home that balances formal entertaining spaces with comfortable everyday living. One of the property's particular highlights is its wonderful south-facing rear garden, providing a rare sense of space and privacy in such a sought-after central London location. The garden offers considerable potential for landscaping and could become an exceptional outdoor extension of the living accommodation, ideal for entertaining, relaxing, and family life.

Abbey Gardens is a highly regarded and peaceful residential road, a stone's throw from Violet Hill Park and the local amenities of Nugent Terrace and Blenheim Terrace, with its cafés and secondary shops. St John's Wood High Street is also nearby, providing an excellent selection of cafés, restaurants, independent shops, and everyday conveniences. Together, these amenities create a village-like atmosphere within easy reach of Central London, with convenient access via local bus routes, St John's Wood Underground Station (Jubilee Line) and Maida Vale (Bakerloo Line).













ACCOMODATION

Drawing Room, Sitting Room, Kitchen/Breakfast Room, Family/Dining Room, Study/Bedroom Five, Principal Bedroom, Three Further Bedrooms, Family Bathroom, Two Shower Rooms, Utility Room, Workroom

AMENITIES

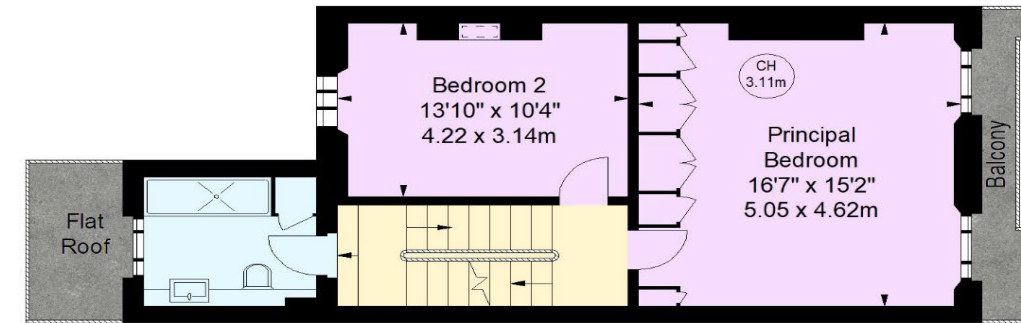
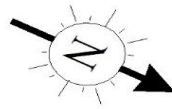
41ft South Facing Private Rear Garden, Front Garden, Storeroom, Garden Shed, Spiral Wine Cellar



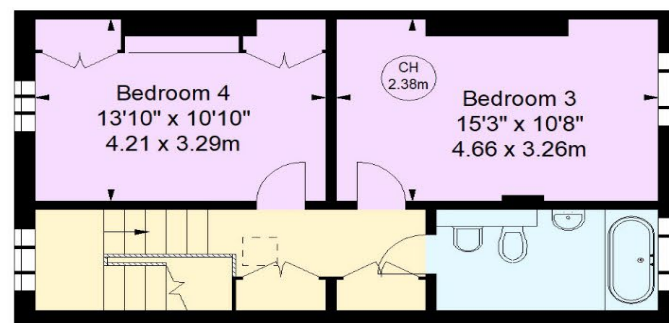
Abbey Gardens, St Johns Wood, NW8

Approximate gross internal area
2,476 sq ft / 230.02 sq m
(Including Restricted Height Under 1.5m)
Restricted Height Under 1.5m
44 sq ft / 4.09 sq m

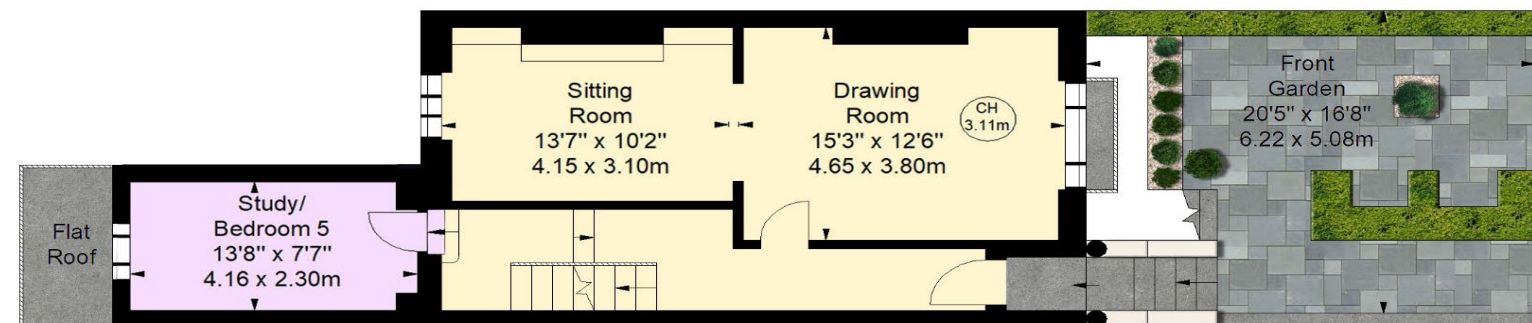
Key :
CH - Ceiling Height



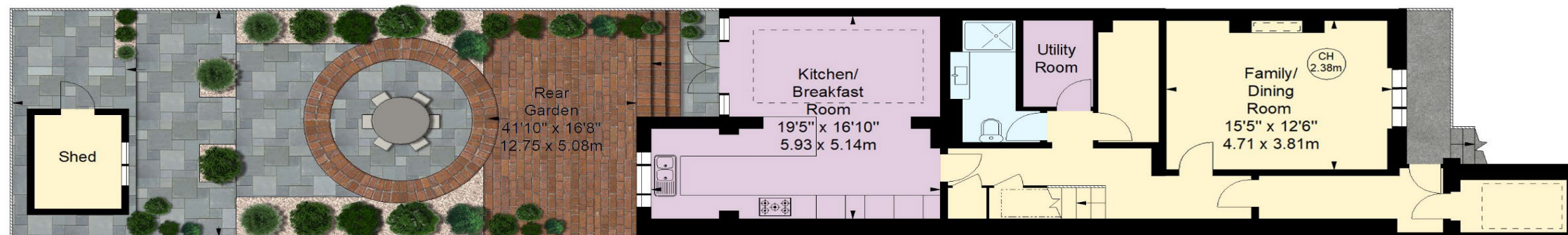
First Floor



Second Floor



Raised Ground Floor



Garden Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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FREEHOLD

COUNCIL TAX: H

EPC: H

ASKING PRICE: £3,495,000

JOINT SOLE AGENT

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IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.