



LANGFORD PLACE

ST JOHN'S WOOD LONDON NW8

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A RARE OPPORTUNITY TO PURCHASE A DISCREETLY APPOINTED ITALIANATE STYLE DOUBLE FRONTED VICTORIAN VILLA (420.1 SQ M/4,522 SQ FT) OFFERED FOR SALE IN IMMACULATE TURN-KEY CONDITION THROUGHOUT, HAVING BEEN STYLISHLY REFURBISHED TO AN EXTREMELY HIGH STANDARD BY THE EXISTING OWNERS.



The house provides visually striking bright and spacious well planned family accommodation set within beautifully landscaped gardens behind a high gated wall offering an extremely private and secluded environment in which to enjoy this truly remarkable home.





The house features multiple entertaining rooms, a fantastic double volume galleryed kitchen/breakfast room and a detached coach house providing versatile accommodation including a striking vaulted living room and adjoining gym.













The property is superbly situated literally diagonally across the road from The American School in London (ASL) and within 0.5 of a mile of St John's Wood Underground Station (Jubilee Line), the boutiques, cafés and restaurants of St John's Wood High Street whilst the green open spaces of both Primrose Hill and Regent's Park are both less than 1.5 miles away. Numerous bus routes on both nearby Abbey Road and Finchley Road provide easy access to the West End.







ACCOMMODATION

- Galleried Entrance Hall
- Atrium
- Drawing Room
- Sitting Room
- Kitchen/Double Volume Dining Room
- Family Room
- Study Area
- Utility Room
- Boot Room
- 2 Guest Cloakrooms
- Principal Bedroom with En-Suite Dressing Room & Large Shower Room incorporating Sauna
- 4 Further Bedrooms
- 1 Further Bathroom
- 2 Shower Rooms (Both En-Suite)
- Coach House comprising Reception Room, Bedroom, Shower Room, Gymnasium.



AMENITIES

- Detached Coach House (77.8 sq m/837 sq ft)
- Landscaped walled Gardens with elevated Balustraded Terrace
- 2 Garden Level Terraces
- Secure Off-Street Parking for 2 Vehicles
- Eligibility for Resident Parking Permits
- Garden Store
- Bin Store



COACH HOUSE
FIRST FLOOR



Approximate Gross Internal Area
House: 3,601 sq. ft / 334.6 sq. m
(Including Atrium)
Coach House: 837 sq. ft. / 77.8 sq.m
Garden Store: 83 sq. ft. / 7.7 sq.m.
Total area = 4,522 sq. ft. / 420.1 sq.m.



GARDEN FLOOR



FIRST FLOOR



SECOND FLOOR

RAISED GROUND FLOOR

APPROX. SCALE
0 1 2 3M
0 1 2 3 4 5 10Ft



TENURE: FREEHOLD

COUNCIL TAX: BAND H (WESTMINSTER)

EPC: TBC

GUIDE PRICE: £13,500,000

SOLE SELLING AGENT

ASTON CHASE

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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.