Abercorn Place, St John's Wood NW8

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A beautiful detached family home built circa 1815 and providing approximately 5,021 sq. ft (466 sq. m) of accommodation including gracious entertaining spaces and 4-5 bedrooms.

One of the earlier villas in this part of St John's Wood, this house is shown on Crutchley's map of London of 1829. This handsome Neoclassical villa was the home of Edward John Gregory RA (1850-1909), a noted late Victorian painter who was for some time President of the Royal Institute of Painters in Water Colours.

This grand and traditional house is entered via a central flight of steps leading to a stately porch with impressive Doric columns.

Benefits include gated off-street parking and a private walled garden.

Abercorn Place is located within an easy walk of St John's Wood Jubilee Line tube station and St John's Wood High Street, less than half a mile away.

ACCOMMODATION AND AMENITIES

•Principal Bedroom Suite with 2 Dressing Rooms and an En Suite Bathroom
• Four Further Bedroom Suites • Drawing Room • Dining Room •Study •
Library • Kitchen/Breakfast Room • TV/Media
Room • Gym • Garden
EPC Rating: E Council Tax Band: H

GUIDE PRICE £7,500,000

Freehold

Sole Agent

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Approximate Gross Internal Area:
466.5 sq.m. / 5021 sq.ft.
(including reduced height area,
below 1.5m - denoted with dashed line)

Lower ground floor

Rear garden
15.4 x 8.00
50'6" x 26'3"

Garden lobby

Gym
3.74 x 3.20
12'3" x 10'6"

Guest bedroom
4.14 x 3.71
13'7" x 12'2"

Breakfast room
4.20.4.16
13'9" x 13'8"

Up

Laundry room

Kitchen
6.04 x 4.20
19'10" x 13'9"

Staff bedroom
3.12 x 2.71
10'3" x 8'11"

Cinema room
4.61 x 4.17
15'1" x 13'8"

Lobby

Boiler room

Entrance hall floor

Roof

Study
4.06 x 3.62
13'4" x 11'11"

Dn

Up

Drawing room
10.43 x 4.34
34'3" x 14'3"

Dining room
6.02 x 4.34
19'9" x 14'3"

Entrance hall

In

Front garden & parking
14.0 x 12.8
46'0" x 42'0"

First floor

Dn
Up

Bedroom 2
4.29 x 4.18
14'1" x 13'9"

Principal bedroom
6.03 x 4.31
19'9" x 14'2"

Dressing room
4.06 x 4.00
13'4" x 13'1"

Second floor

Eaves

Eaves store

Dn

Bedroom 3
7.50 x 5.20
24'7" x 17'1"

Eaves store

Eaves