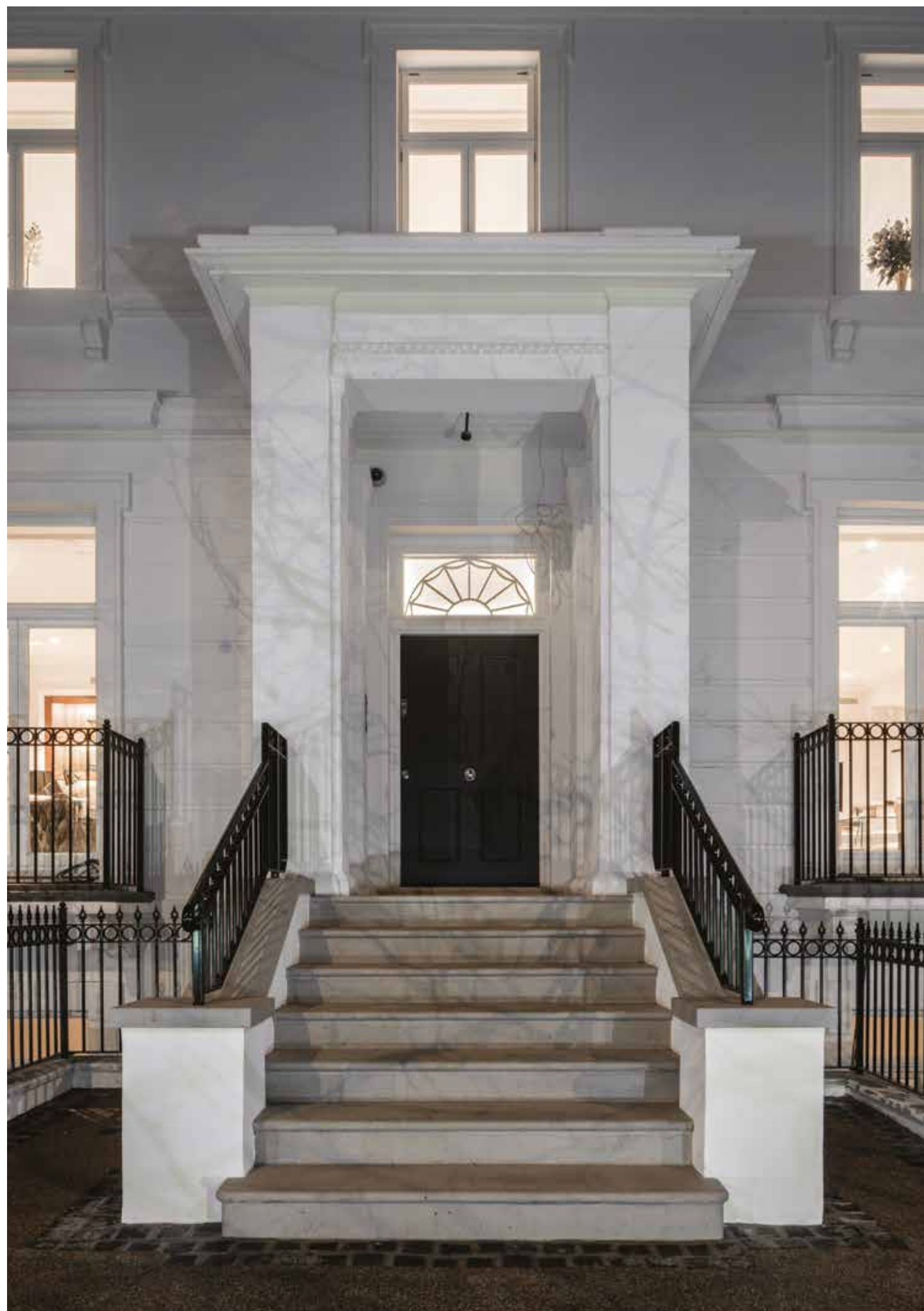


42 AVENUE ROAD

NW8



WELCOME

42 Avenue Road is a magnificent, refurbished detached residence in this internationally renowned tree-lined street in St John's Wood, leading to Regents Park.

The elegant stucco façade reveals exceptional living space, including luxurious family bedrooms, grand reception rooms, staff accommodation and an impressive leisure centre with a stunning swimming pool, Jacuzzi and steam room.

42 Avenue Road is impeccably finished with its sophisticated interior created by celebrated designer, Celia Sawyer who has sympathetically blended her signature contemporary style with the traditional features of this elegant house.







THE HOUSE

From the grand light-filled entrance hall with its intricate curving staircase to the elegant terraced garden looking out towards Primrose Hill, 42 Avenue Road is a residence of distinction.

A passenger lift connects the heart of the house with the leisure floors downstairs and then bedrooms upstairs. The luxury master suite dominates with its his'n'hers marble bathrooms and walk-in dressing rooms; additionally there are spacious bedrooms each with their own exclusive decor.

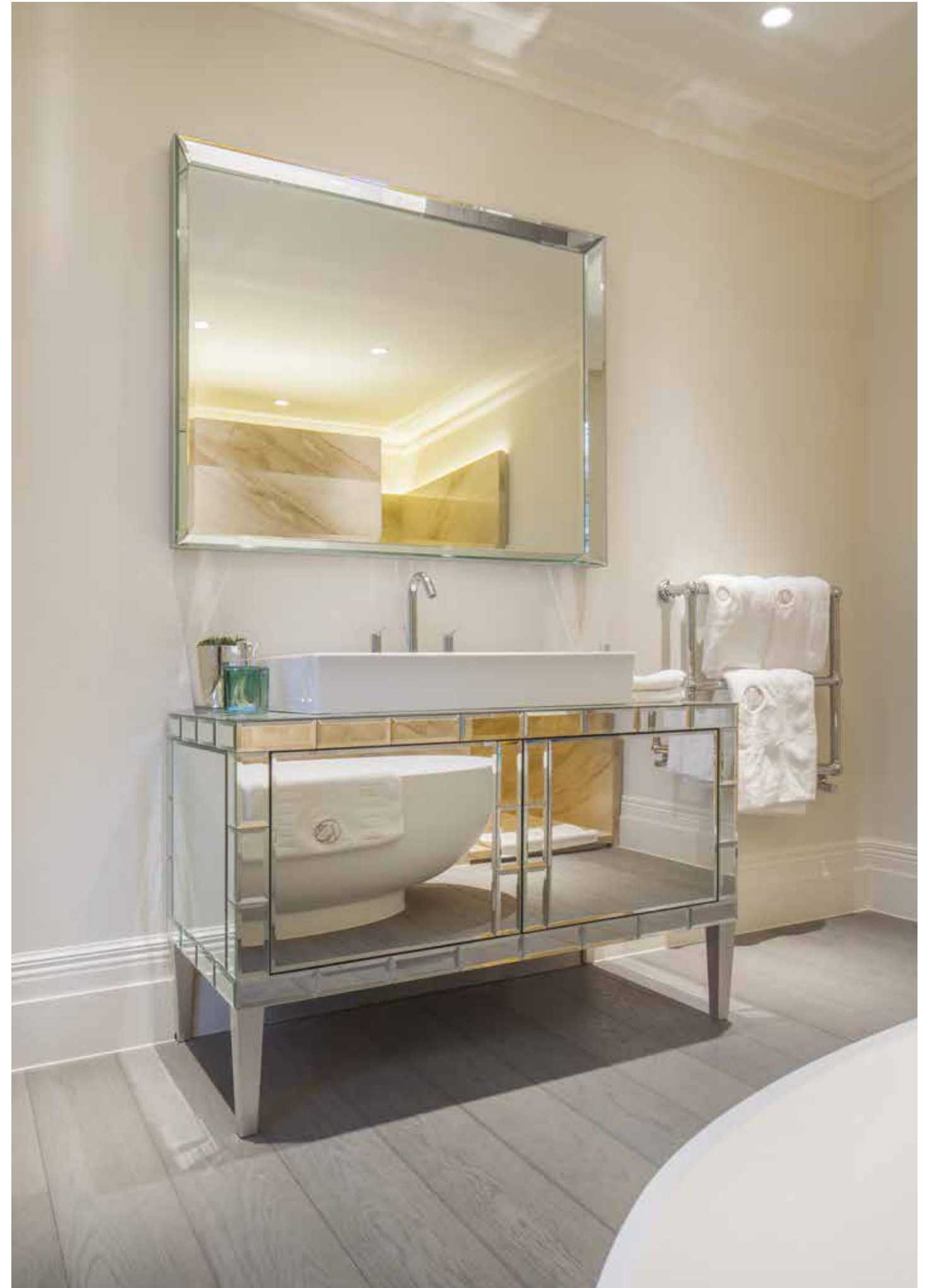
The in-house staff accommodation comprises three staff bedrooms and service and commercial kitchens make for effortless entertaining.











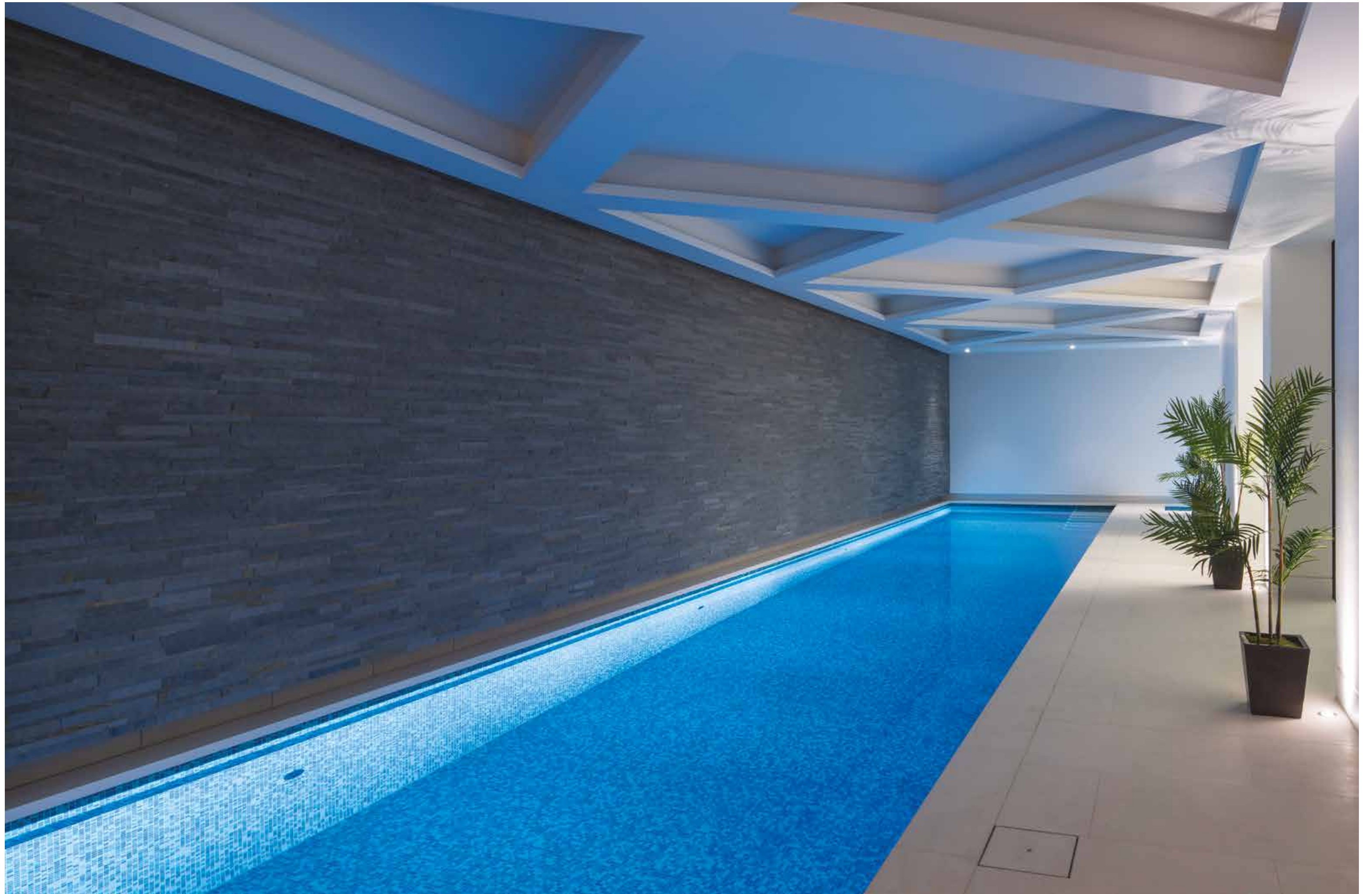


LEISURE SUITE

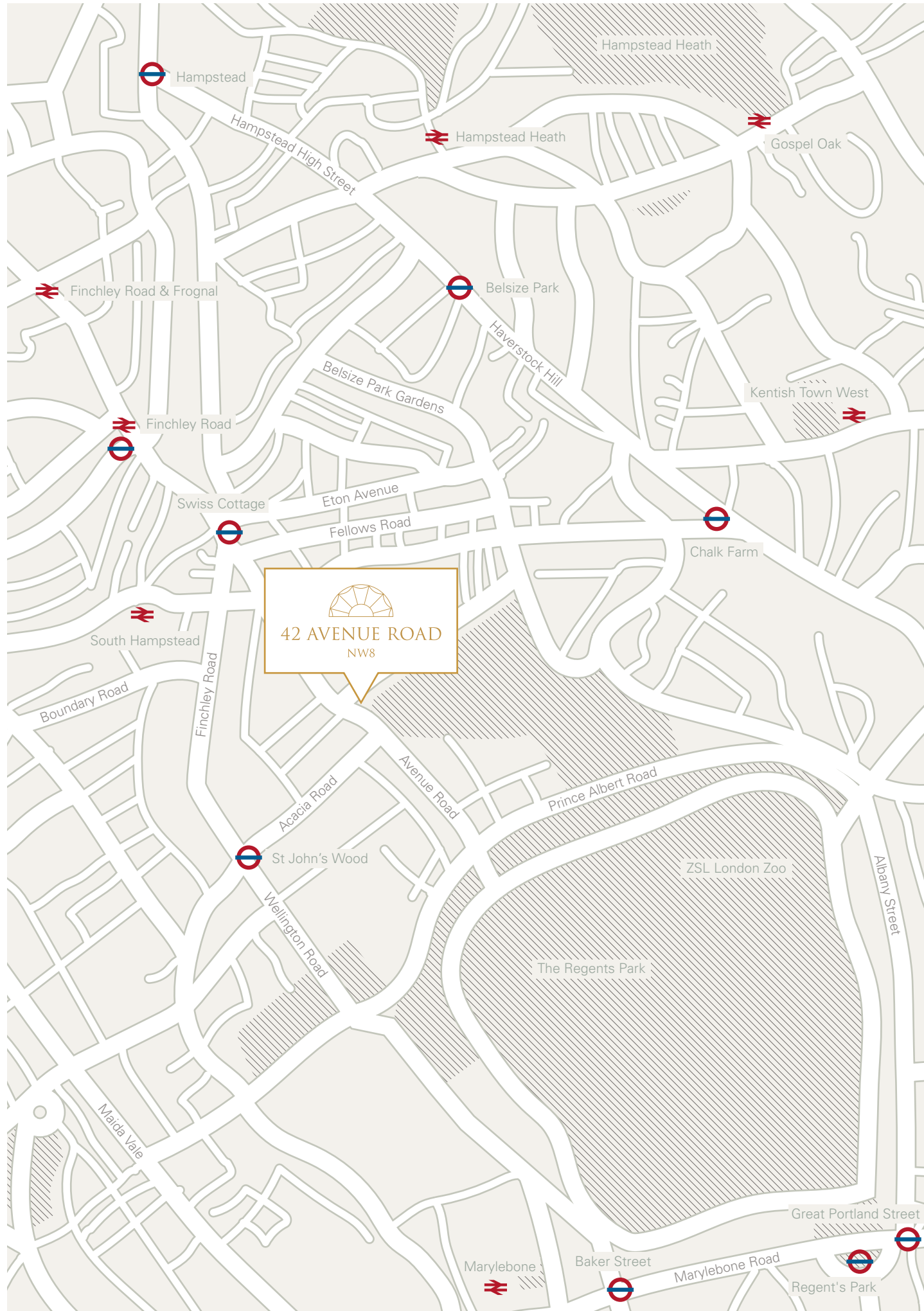
The stand out feature of 42 Avenue Road is the leisure suite located on the lower ground floor.

A bespoke wrought iron staircase leads downstairs to an elegant foyer and onto the leisure suite. The 17.8m x 5.8m (58'3" x 19'2") pool intricately decorated with mosaic tiles takes centre stage, complete with mood lighting ensuring the pool area can adapt to a variety of occasions from a gentle early morning swim to a poolside party. A steam room, Jacuzzi, fully equipped gym and two changing rooms complete the picture.

Additional indulgences include a games room, cinema room and a wine cellar with storage and adjoining tasting room.







LOCATION

St John's Wood combines a quintessential English village feel with the cosmopolitan buzz of the city. Centrally located in zone 2, the area is alive with fashionable restaurants, bars and shops but is set against a backdrop of peaceful tree-lined streets and majestic green spaces such as Regent's Park and Primrose Hill, which are only a short walk away. The area is rich with cultural and historical landmarks from the iconic zebra crossing on Abbey Road, which featured on the album cover of the Beatles', Abbey Road, to Lords Cricket Ground and London Zoo.

With its highly desirable postcode and proximity to the West End (Bond Street is only two stops away on the Jubilee line), St John's Wood has long been a sought-after place to live attracting a mix of wealthy families, notable personalities and celebrities. As well as the shopping and leisure possibilities of the West End, Knightsbridge and Covent Garden, two of London's financial hotspots, London Bridge and Canary Wharf, have stops on the Jubilee line with journey times of only 14 minutes and 20 minutes respectively.





FEATURES

The house has been finished to an impressive standard, with top-of-the-range fixtures and bespoke craftsmanship evident throughout. The kitchen features luxury appliances from Gaggenau including a large fridge/freezer, microwave, wine fridge and warming drawers. An additional service kitchen makes for effortless entertaining.

A modern residence through and through, 42 Avenue Road encompasses the latest in cutting-edge technology with programmable lighting and integrated audio and IT systems. All principal rooms have underfloor heating and there is a 'safe' room complete with a high-security door and tailored ventilation system.

GROUND FLOOR

Living Room/TV Area
11.4m x 7.2m 37'5" x 23'7"

Dining Room
6.6m x 3.3m 21'6" x 10'10"

Kitchen/Family Room
7.9m x 5.8m 25'6" x 10'10"

Study
5.0m x 4.0m 16'4" x 13'2"

SITE PLAN

Garden
20.9m x 18.3m 68'7" x 60'1"

Patio
11.5m x 3.3m 37'7" x 10'9"

Gated Carriage Driveway
18.2m x 9.3m 59'8" x 30'6"

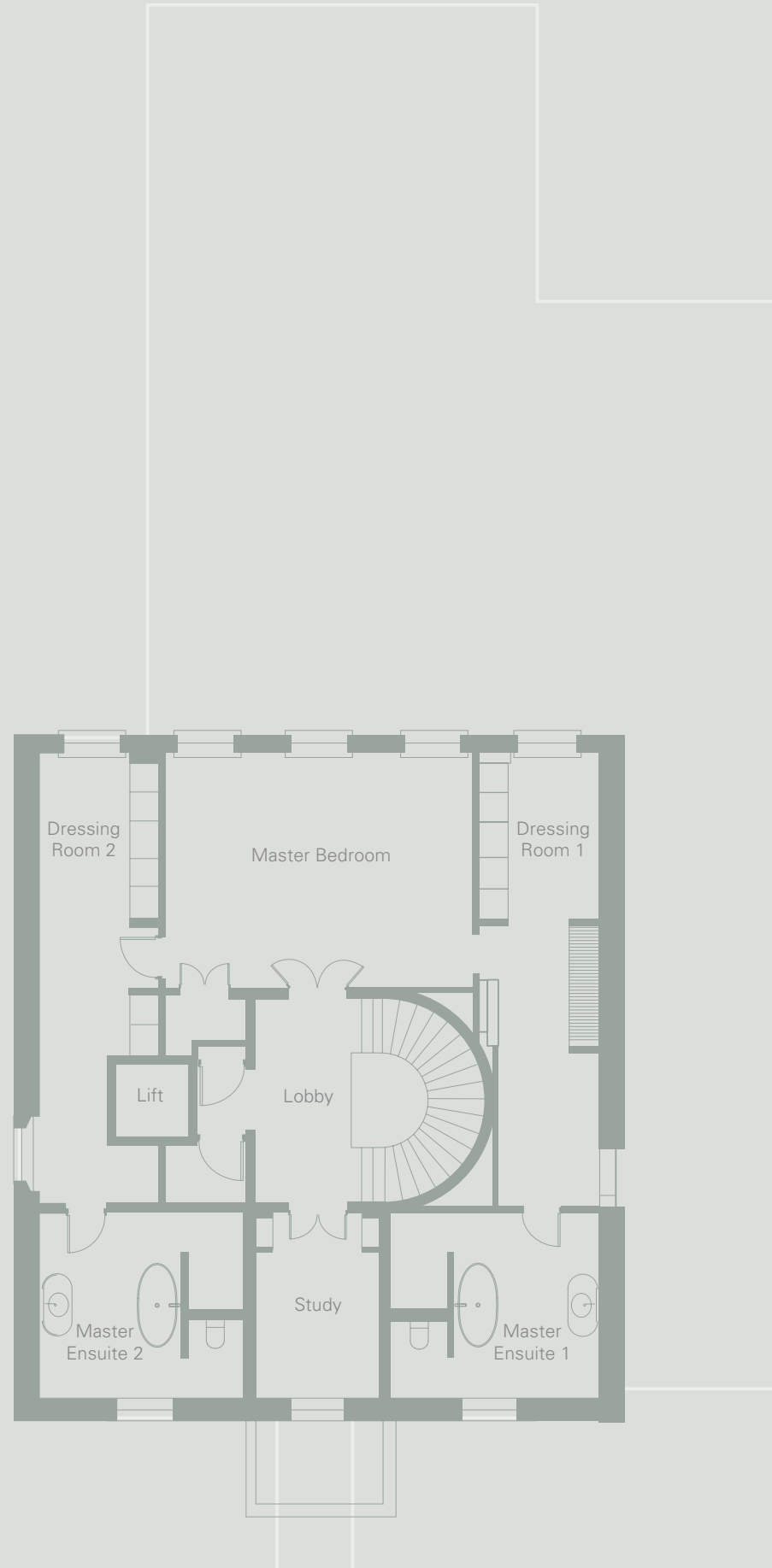
Gross Internal Area
1,128 sq m 12,126 sq ft

Gross External Area
Approx. 0.23 Acre



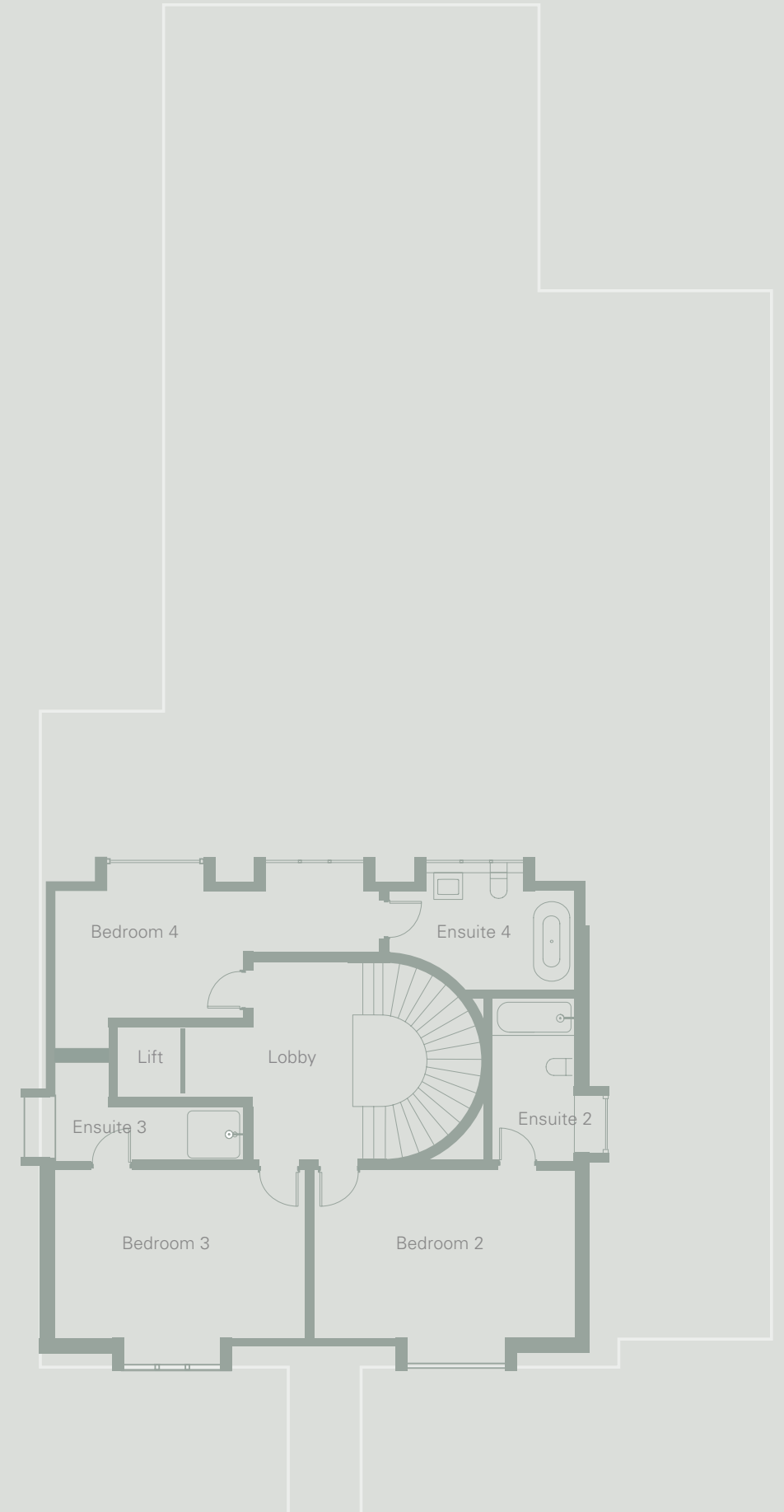
FIRST FLOOR

Master Bedroom	6.1m x 4.6m	20'0" x 15'2"
Master Ensuite 1	4.0m x 3.5m	13'2" x 11'7"
Master Ensuite 2	4.0m x 3.6m	13'1" x 11'8"
Dressing Room 1	9.1m x 1.9m	29'10" x 6'4"
Dressing Room 2	9.0m x 2.2m	29'7" x 7'3"
Study	3.5m x 2.5m	11'7" x 8'1"



SECOND FLOOR

Bedroom 2	5.4m x 3.8m	17'8" x 12'5"
Ensuite 2	3.4m x 2.4m	11'0" x 7'9"
Bedroom 3	5.0m x 3.8m	16'5" x 12'5"
Ensuite 3	00.0m x 00.0m	00'0" x 00'0"
Bedroom 4	6.6m x 3.1m	21'9" x 10'4"
Ensuite 4	3.8m x 2.8m	12'6" x 9'1"



LOWER GROUND LEVEL 1

Service Area / Plant Room 1
11.8m x 3.7m 38'8" x 12'0"

Service Area / Plant Room 2
8.6m x 4.7m 28'1" x 15'4"

Catering Kitchen
3.7m x 2.5m 12'2" x 8'3"

Bedroom 5 (Staff)
3.6m x 2.8m 11'11" x 9'4"

Bedroom 6 (Staff)
3.6m x 3.3m 11'11" x 10'9"

Bedroom 7 (Staff)
3.8m x 3.3m 12'5" x 10'8"

Security Room
4.2m x 2.7m 13'10" x 9'0"

Laundry
2.8m x 2.5m 9'0" x 8'2"

Comms Room
4.7m x 2.6m 15'4" x 8'5"



LOWER GROUND LEVEL 2

Swimming Pool
17.8m x 5.8m 58'3" x 19'2"

Steam Room
3.0m x 1.9m 9'9" x 6'4"

Gym
6.7m x 3.0m 22'0" x 9'8"

Courtyard
3.6m x 3.3m 11'11" x 10'8"

Leisure / Games Room
8.0m x 6.2m 26'3" x 20'5"

Cinema
6.9m x 5.3m 22'7" x 17'6"

Wine Tasting Room / Wine Cellar
6.1m x 2.2m 19'11" x 7'2"





ENTRANCE HALL

- Five passenger lift with doors on both sides
- Feature metal framed helical staircase with a bronze-effect powder finish to the balustrade and a dark stained timber handrail
- Recessed downlights
- Provision for decorative lighting pendants at landing levels and provision for a 100kg lighting pendant at top-level ceiling over void



KITCHEN

- Bespoke designed timber kitchen with a light colour spray lacquered frame design and matching island unit
- Kitchen appliances by Gaggenau including dishwasher, steam oven, microwave oven, double ovens, warming drawers, wine fridge, and fridge/freezer
- Stainless steel worktop and splashback
- Bulthaup sink
- Bespoke joinery throughout
- Separate pantry area with joinery to match main kitchen and appliances by Miele
- Fully-fitted catering kitchen with Bosch appliances
- Stainless steel service lift connecting the catering kitchen and pantry



MASTER SUITE

- Bedrooms have luxurious carpet and a zone for future fitting of blinds and curtains
- His 'n' Her dressing rooms with bespoke full height fitted wardrobes with a hardwood frame and dark timber veneer
- His 'n' Her en suite bathrooms with bespoke joinery and sanitaryware by Gebrit and Dornbracht
- Heated towel rail



ENSUITES

- Fitted vanity units in all en suites
- Mirror demisters
- Heated towel rails
- Sanitaryware by Gebrit, Dornbracht or Hansgrohe



SWIMMING POOL AND SPA AREA

- 17.8m x 5.8m mosaic-lined swimming pool
- Jacuzzi
- Steam room finished with ceramic mosaic tile
- Changing rooms
- Fully-fitted gym



INTERNAL FINISHES

- Interiors designed by Celia Sawyer Interiors
- Decorated with Farrow & Ball paint throughout
- Bespoke joinery in principal rooms
- Dado moulding to certain rooms
- Engineered timber flooring or carpet in all principal rooms
- Solid timber doors with brass inlay strips
- Panic room with integrated ventilation and connection to the home automation system
- Laundry
- Staff accommodation with en suite bathrooms
- Chilled wine room



ELECTRICAL & IT

- Integrated home control system for operation of AC, sound system, TV intercom, lighting (dimming), access control with two way visual and speech to front gate and CCTV throughout
- Cinema with plasma screen with HDMI link to floor boxes and hidden speakers
- Recessed downlights throughout
- Concealed LED lighting to coffers
- Provision for lighting pendants in all principal rooms



HEATING

- Air conditioning to principal rooms
- Radiator heating throughout
- Underfloor heating throughout
- Extract ventilation to all kitchen areas and bathrooms



Designed by Philosophy
www.philosophydesign.com
 Photography by Tony Murray

MAIN HOUSE EPC

Very Energy Efficient –
 Lower Running Costs



Not Energy Efficient –
 Higher Running Costs

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

