



CAVENDISH AVENUE, ST JOHN'S WOOD NW8

**ARLINGTON**  
RESIDENTIAL

A Grade 2 listed house set back behind a gated driveway with parking for 7 plus cars and featuring a south west facing garden with a swimming pool. The house, provides approx. 5,230 sq ft / 486 sq m of accommodation excluding the Studio (170 sq ft / 16 sq m).

Cavendish Avenue is widely regarded as one of the finest streets in St John's Wood and is located within a few hundred yards of both St John's Wood High Street and St John's Wood Underground Station (Jubilee Line).

### **ACCOMMODATION AND AMENITIES:**

PRINCIPAL BEDROOM SUITE COMPRISING BEDROOM, DRESSING ROOM, AND BATHROOM, 5 FURTHER BEDROOMS, 3 FURTHER BATHROOMS, TWO LARGE INTERCOMMUNICATING RECEPTION ROOMS, LIBRARY/STUDY, FAMILY ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, CONSERVATORY, PLAYROOM/GYM, UTILITY ROOM, GUEST CLOAKROOM, STAFF BEDROOM AND BATHROOM, SECURE PARKING FOR 7+ CARS BEHIND WROUGHT IRON GATES, SOUTH WEST FACING REAR GARDEN WITH SWIMMING POOL.

**GUIDE PRICE: £12,950,000**

**Tenure: Freehold**

**EPC RATING: D**

**COUNCIL TAX BAND: H**

# ARLINGTON

R E S I D E N T I A L

8 Wellington Road, St. John's Wood, London NW8 9SP  
info@arlingtonresidential.com

+44 (0)20 7722 3322

[arlingtonresidential.com](http://arlingtonresidential.com)

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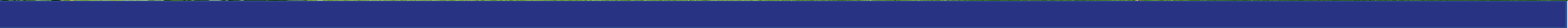










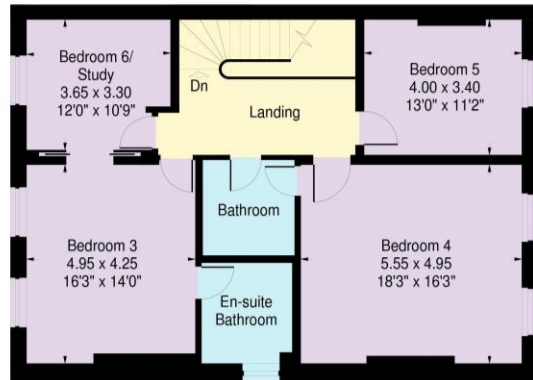




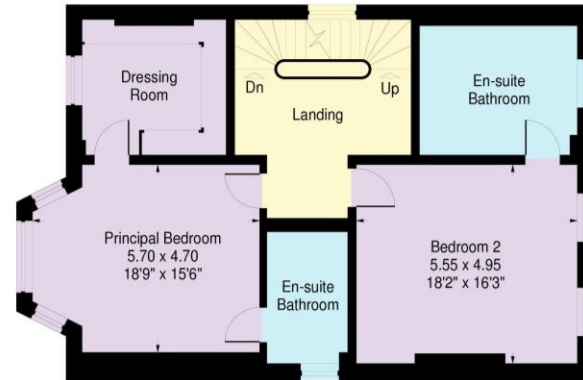


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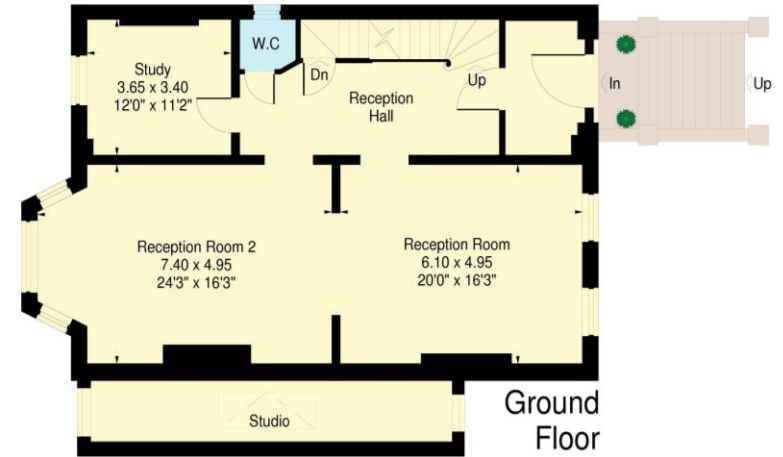
Approximate Gross Internal Area:  
 486 sq.m. / 5230 sq.ft. (Including plant room)  
 Excluding 'studio' - 16 sq.m. / 170 sq.ft.



Second Floor



First Floor



Ground Floor



Garden Level

Not to scale

[www.ProplanUK.co.uk](http://www.ProplanUK.co.uk)  
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