



69 AVENUE ROAD
ST JOHN'S WOOD, NW8

Unique and captivating villa located on one of London's most prestigious roads.

Avenue Road is one of London's most prestigious addresses due to the calibre and size of the houses and its close proximity to the West End and Central London. Recently dubbed the most expensive road in London, houses along here benefit from generous plot sizes and excellent garden provision which is often not achievable in Central London. 69 Avenue Road is in the best location on Avenue Road, facing South West (The Goldilocks Zone). The house is on one of the widest plots on the road with the largest frontage, carriage driveway and off street parking for more than 10 cars.

Located on the desirable East side of St John's Wood the property is ideally situated for the local amenities of St John's Wood High Street (approximately 0.6 miles walk), Primrose Hill (approximately 0.8 miles walk) and Regent's Park (approximately 0.5 miles walk) where one can find an abundance of shops, cafés, restaurants and green spaces. Mayfair is approximately 12 minutes' drive (approximately 2.2 miles) from the property which is where one can find some of London's finest shops and restaurants. There are many independent schools in the surrounding area that are easily accessed including The American School in London which is approximately 9 minutes' walk (approximately 0.4 miles).





Traditional grandeur and elegance meets modern living.

69 Avenue Road presents an excellent opportunity to expand on the existing plot size (approximately 0.5 acre) through the creation of a lower ground floor and rear extension at ground level. The newly formed lower ground floor would house some exceptional facilities including a swimming pool, spa, sauna, games room and generously sized cinema room. The ground floor extension includes a new, substantial, and state of the art kitchen and dining area with a flat green roof which the master bedroom looks onto. This area will benefit from vast amounts of natural light along with garden views. The main body of the house is also extended to the rear, gaining extra square footage to the main living room and formal dining room. This extension also creates a new first floor terrace that serves bedrooms three and four. The proposed extensions will take the total GIA up to approximately 18,036 square feet (approximately 1,676 square metres).











Approximate Existing Site Area

Gross internal area (approx): 851.6 sq.m. (9167 sq.ft.)

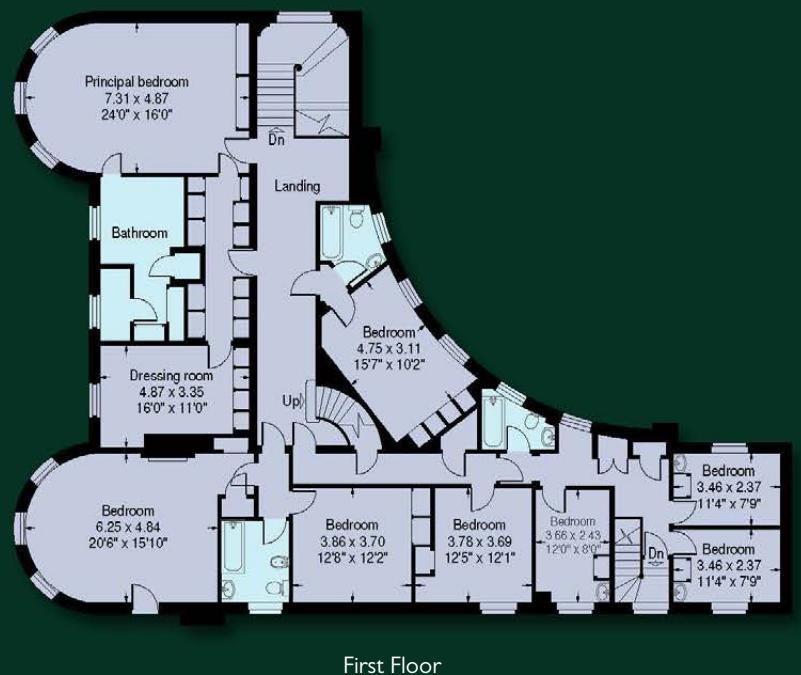
Not including reduced height - 47.8 sq.m. (515 sq.ft.)

Please note: plans not to scale

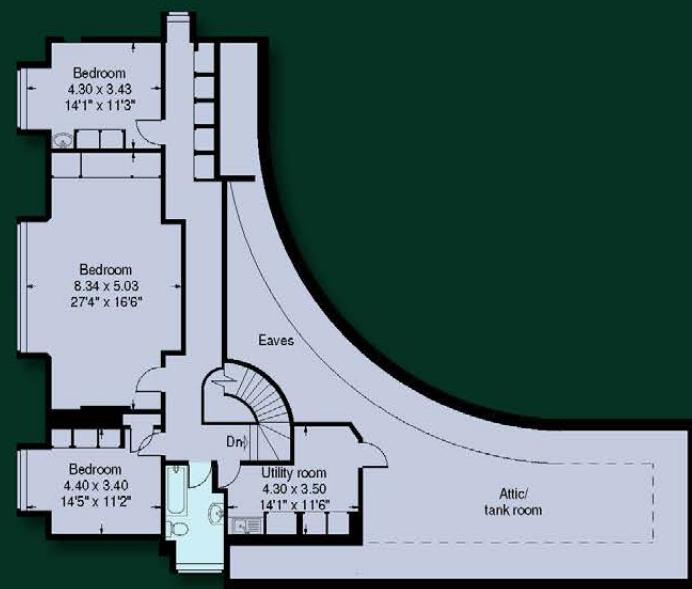


Approximate Existing Layout

Please note: plans not to scale



First Floor



Second Floor

To view a flythrough presentation video of proposed development [**click here.**](#)





KSR ARCHITECTS &
INTERIOR DESIGNERS



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Proposed Site Area

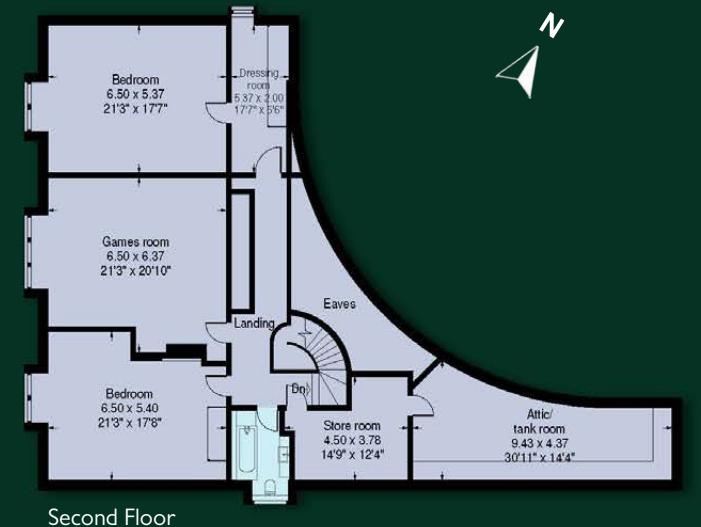
Gross internal area (approx) 1676sq.m (18036 sq.ft.)

Please note: plans not to scale



Proposed Layout

Please note: plans not to scale





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