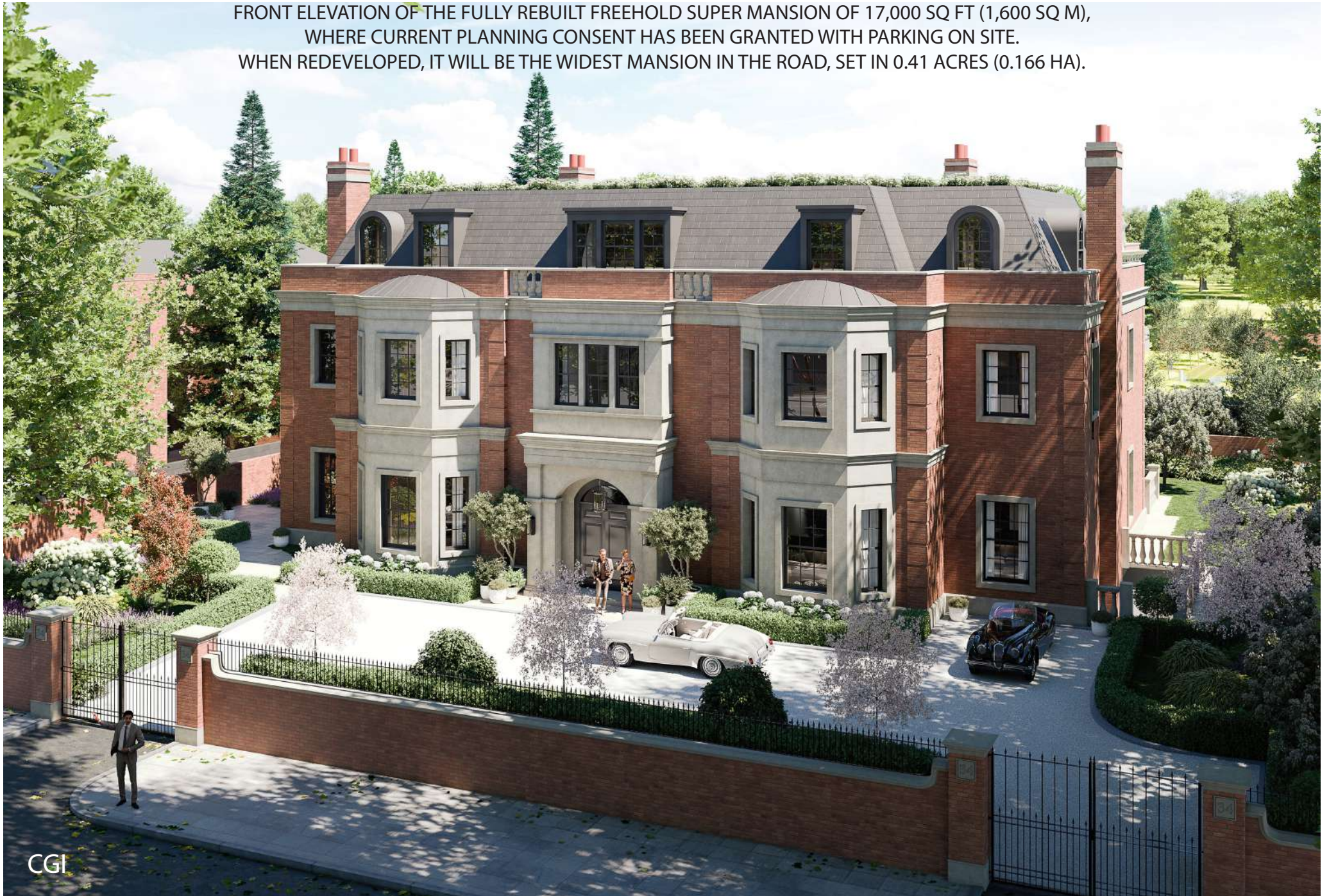




AVENUE ROAD  
ST JOHN'S WOOD NW8

What'sbeckoning...

FRONT ELEVATION OF THE FULLY REBUILT FREEHOLD SUPER MANSION OF 17,000 SQ FT (1,600 SQ M),  
WHERE CURRENT PLANNING CONSENT HAS BEEN GRANTED WITH PARKING ON SITE.  
WHEN REDEVELOPED, IT WILL BE THE WIDEST MANSION IN THE ROAD, SET IN 0.41 ACRES (0.166 HA).



REAR ELEVATION



CGI



STREETSCAPE OF AVENUE ROAD SHOWING THE NEWLY CONSENTED  
SUPER MANSION OF 32-34 AVENUE ROAD WHEN REBUILT.



STREETSCAPE OF AVENUE ROAD SHOWING THE NEWLY CONSENTED  
SUPER MANSION OF 32-34 AVENUE ROAD WHEN REBUILT.

CGI



VIEW DOWN ACACIA ROAD WITH THE NEWLY CONSENTED  
PROPERTY AT 32-34 AVENUE ROAD WHEN REBUILT.

CGI

COMMANDING VIEWS DOWN ACACIA ROAD





ELEVATED VIEWS FROM THE REAR OF THE HOUSE ACROSS PRIMROSE HILL AND BEYOND.

## THE ACCOMMODATION FOR THE NEWLY CONSENTED SUPER MANSION AT 32-34 AVENUE ROAD IS AS FOLLOWS:

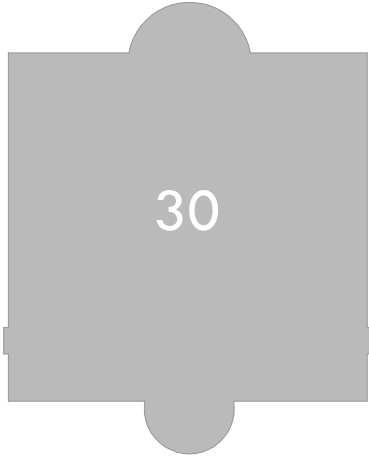
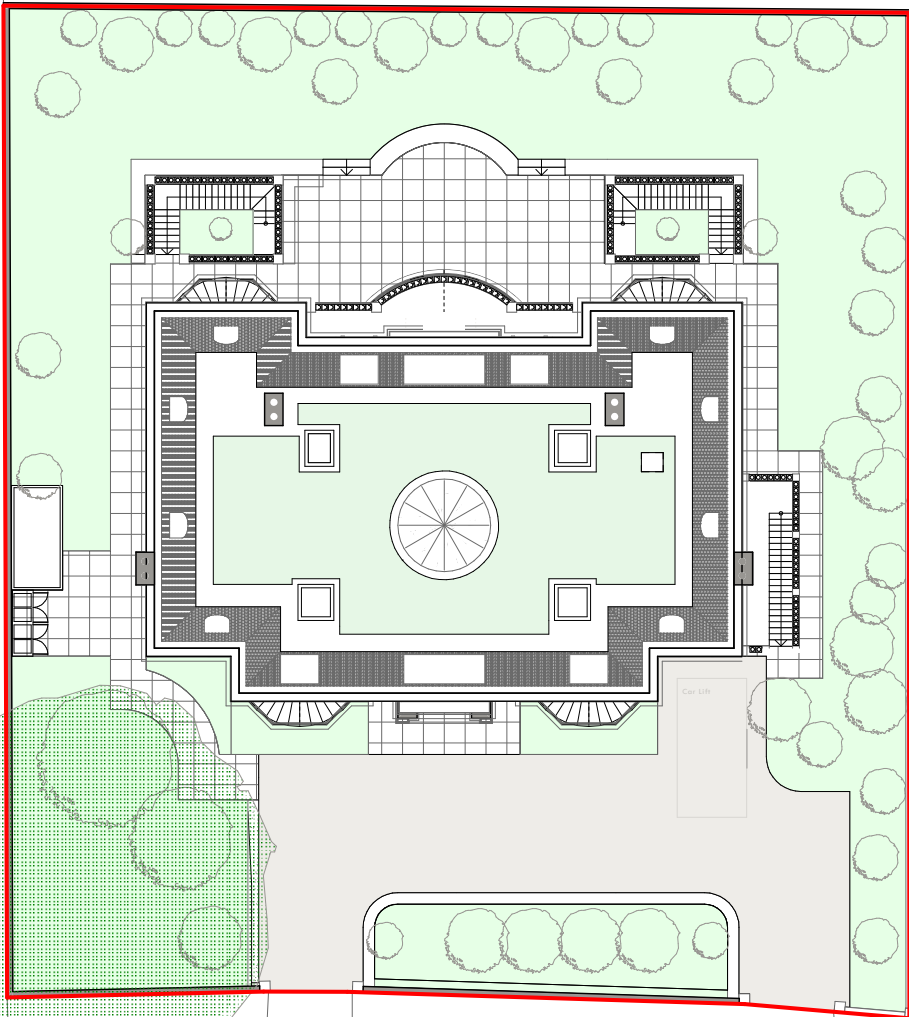
- The dimensions of the newly constructed property are as follows: 25.70m wide and 15.5m depth minimum (17.4m at the maximum depth of the centre extension)
- Grand Entrance Hall rotunda with galleried landings, over 4 floors and a skylight at the top.
- Main staircase with a separate subsidiary staircase for staff and family
- 8/9 Bedroom Suites (all with bathrooms - some with Dressing Rooms). The Master suite has His-and-Her bathrooms and Dressing Rooms
- Open vista down Acacia Road
- Fabulous views over Primrose Hill and the London skyline from elevated parts of the house
- 6 Grand Reception Rooms
- Main Salon through intercommunicating doors stretches 82ft (25m) in total, which is extraordinary, with full access and views across the garden.
- Library
- Playroom
- Study
- Formal Dining Room, which is extensive in scale.
- European Kitchen
- Catering Kitchen (which will have Dumb Waiter service to the European Kitchen on the Ground Floor)
- Breakfast Room
- Cinema
- Extensive Pool Complex, with Jacuzzi/Pool Lounge/Salon/Massage Room/Gym/Sauna/Steam Room which could be converted into a Ballroom with separate access to rear garden and has natural light.
- 3 Room Staff Quarters, with separate access
- Garage Parking, with car lift
- Wine Cellar/Cigar Room
- Passenger Lift
- Security Room

1  
Two storeys and  
mansard roof

SITE PLAN OF 32-34 AVENUE ROAD FOR THE  
PROPOSED DEVELOPMENT OF A SUPER  
MANSION OF 17,000 SQ FT (1,600 SQ M).  
AREA PLOT 0.41 (0.166 HECTARES).  
SITE WIDTH 128 FT (38.8M)  
DEPTH 139FT (42.3M).



RADLETT PLACE



No. 36

No. 32-34

No. 30

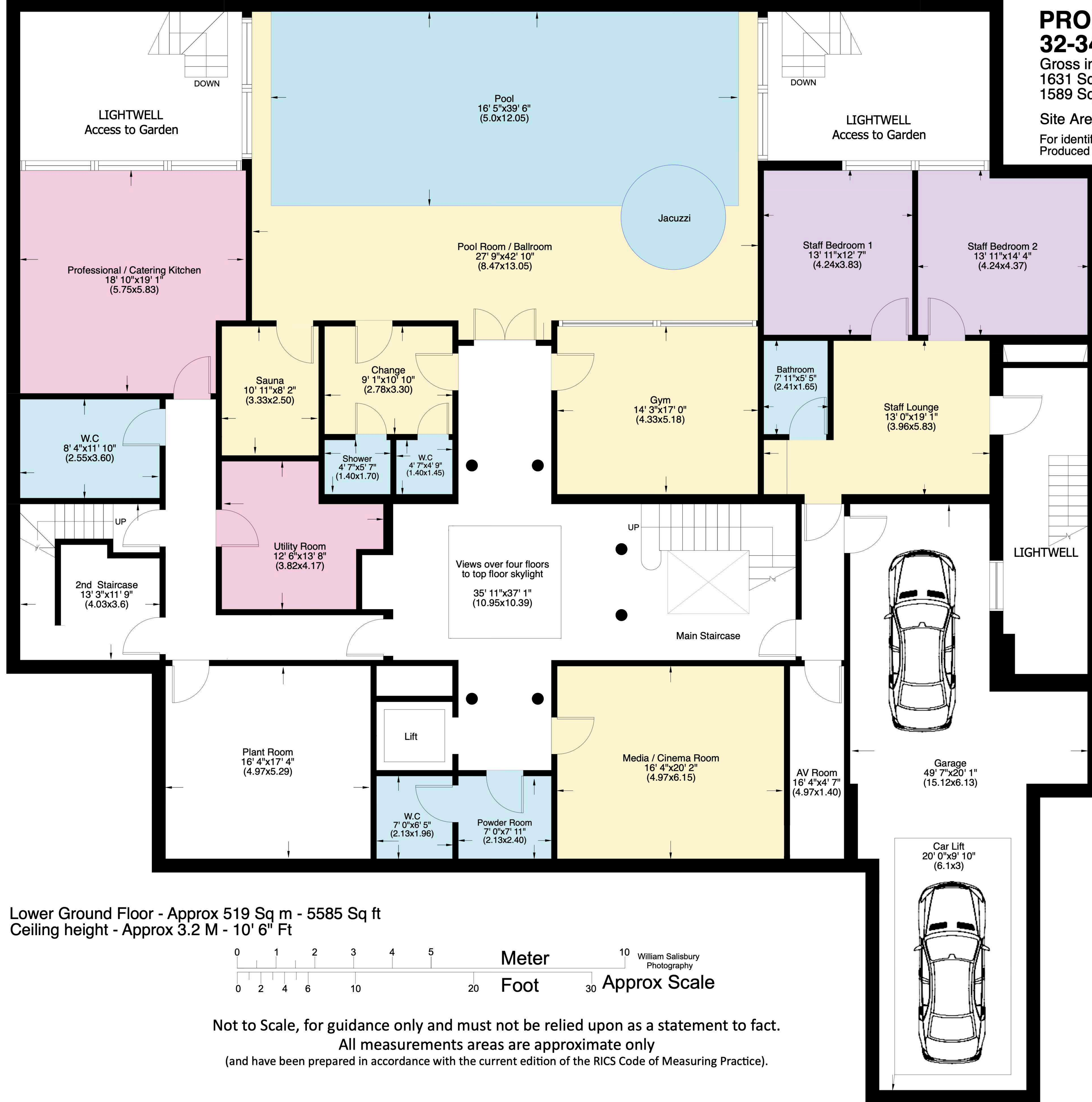
AVENUE ROAD

# PROPOSED PLANS 32-34 Avenue Road, London NW8 6BU

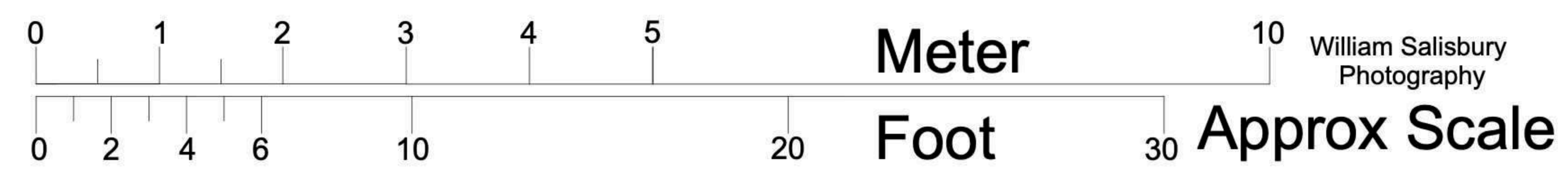
Gross internal area (approx.)  
1631 Sq m (17557 Sq ft) Including voids and under 1.5m  
1589 Sq m (17108 Sq ft) Excluding Voids

Site Area (approx.) Acre 0.41 Hectares 0.17

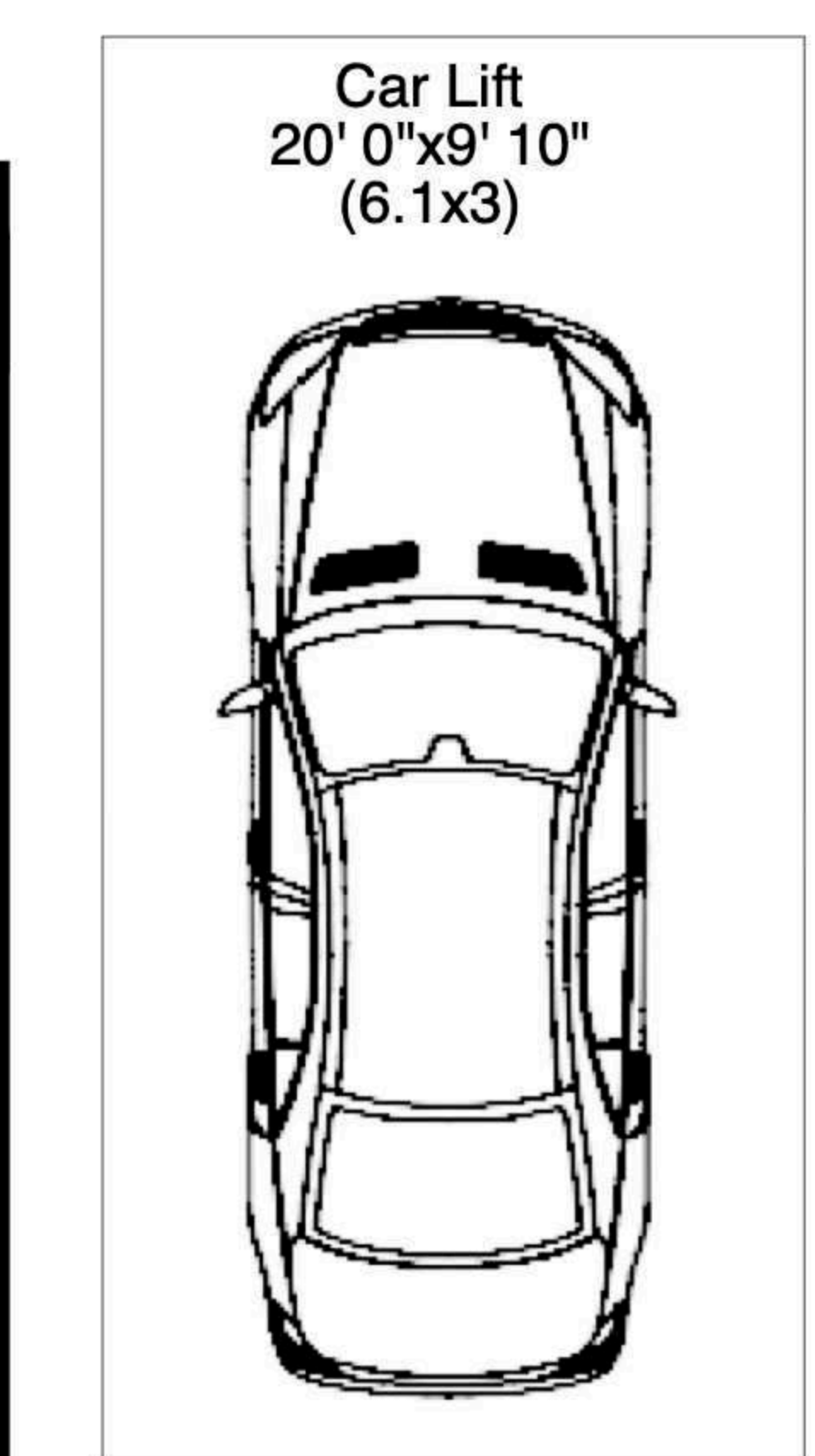
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Lower Ground Floor - Approx 519 Sq m - 5585 Sq ft  
Ceiling height - Approx 3.2 M - 10' 6" Ft



Not to Scale, for guidance only and must not be relied upon as a statement to fact.  
All measurements areas are approximate only  
(and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



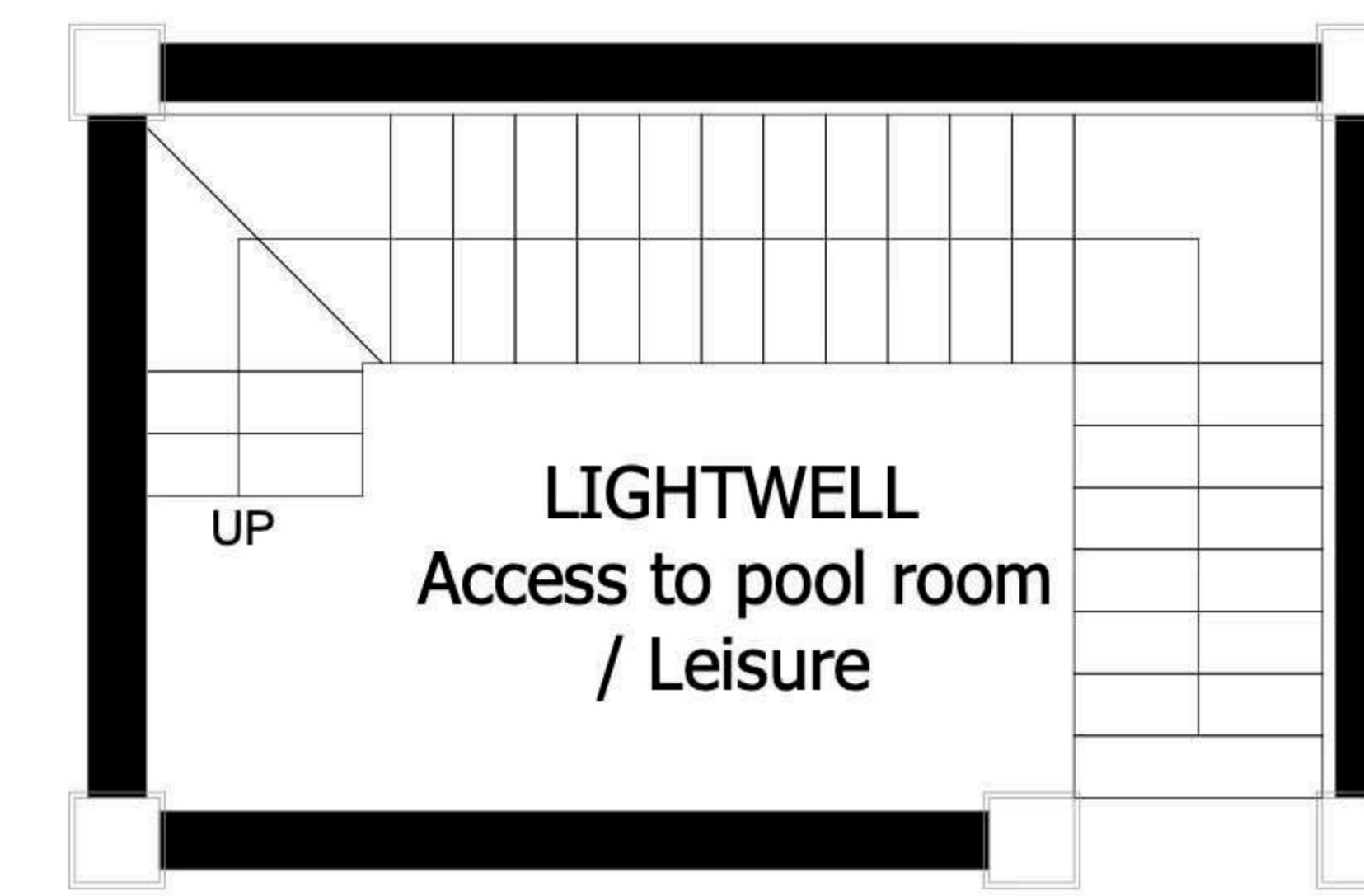
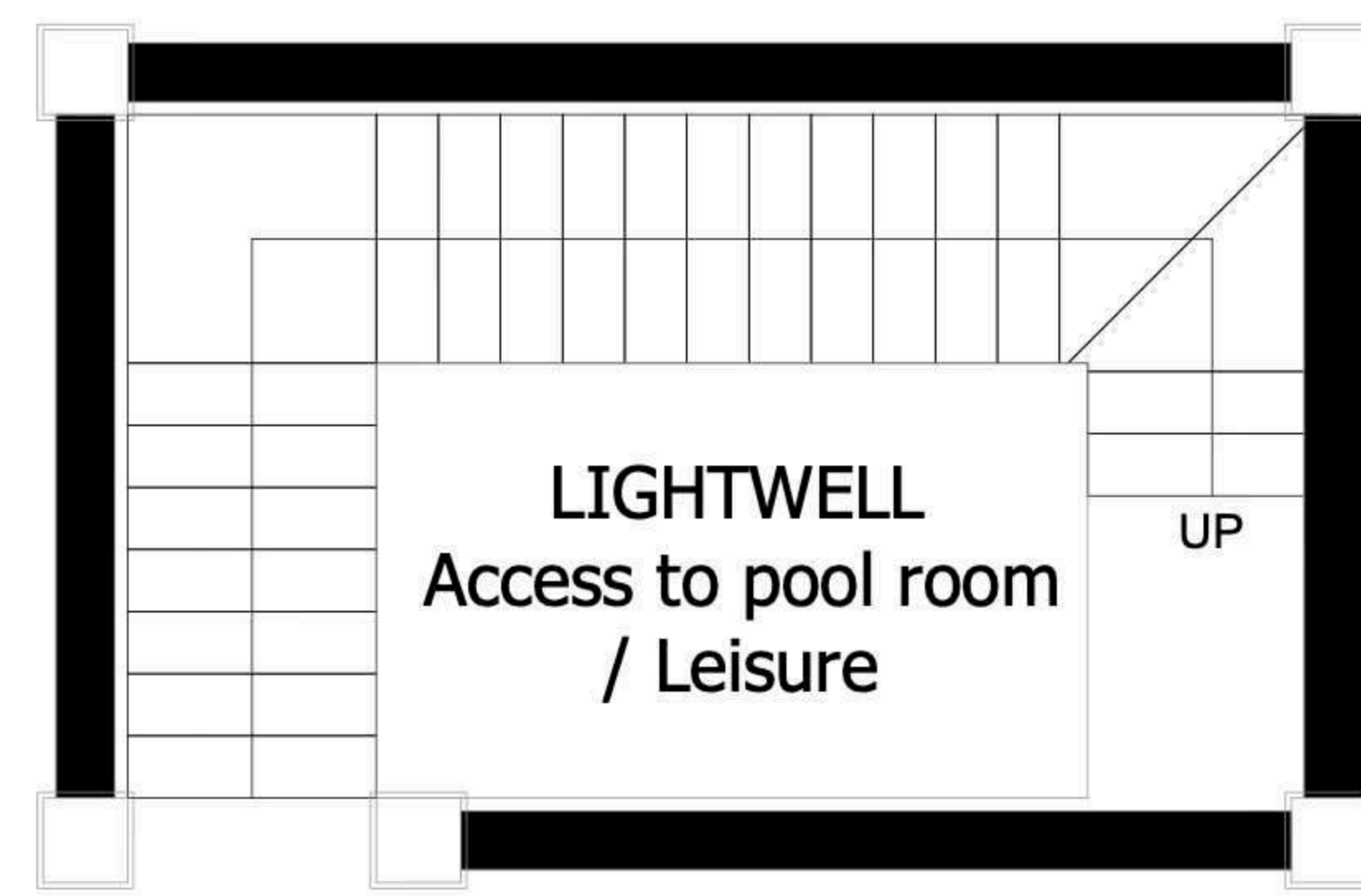
# PROPOSED PLANS

## 32-34 Avenue Road, London NW8 6BU

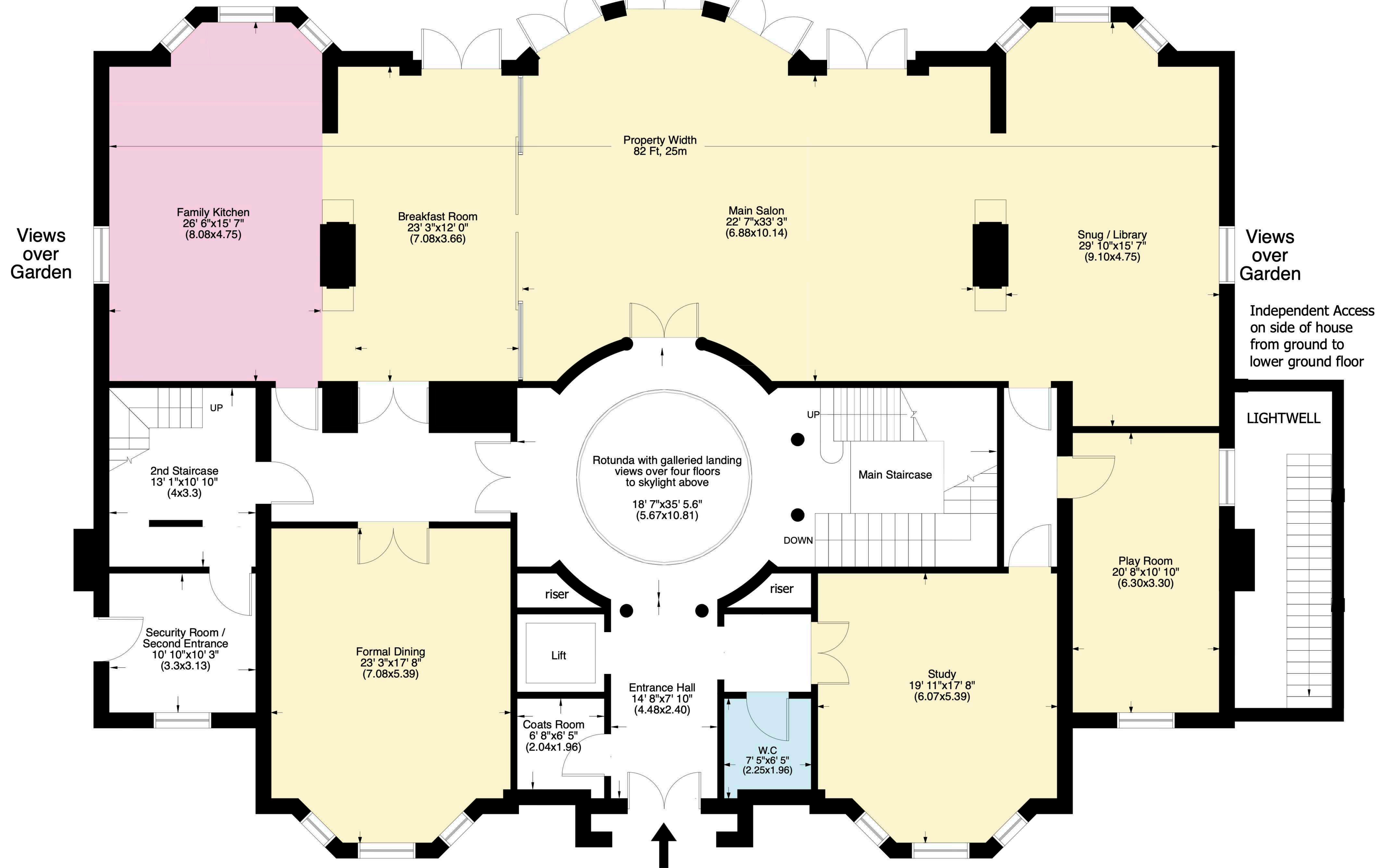
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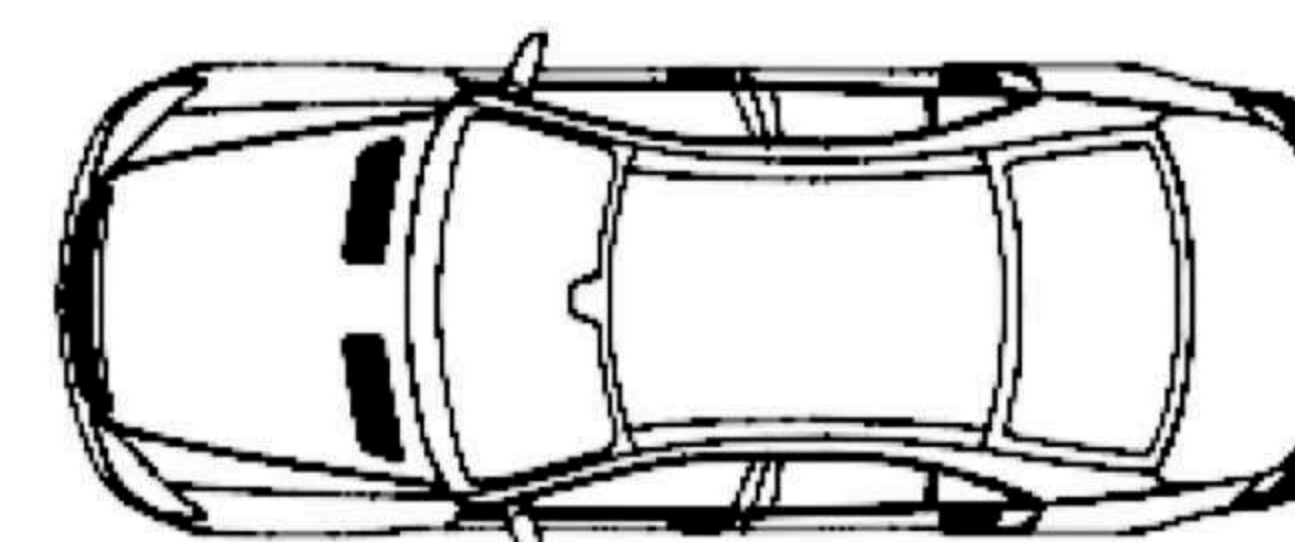
Views Across Garden



Ground Floor - Approx 401 Sq m - 4316 Sq ft  
 Ceiling height - Approx 3.6 M - 11' 10" Ft

Main Entrance

Driveway



William Salisbury Photography

Not to Scale, for guidance only and must not be relied upon as a statement to fact.

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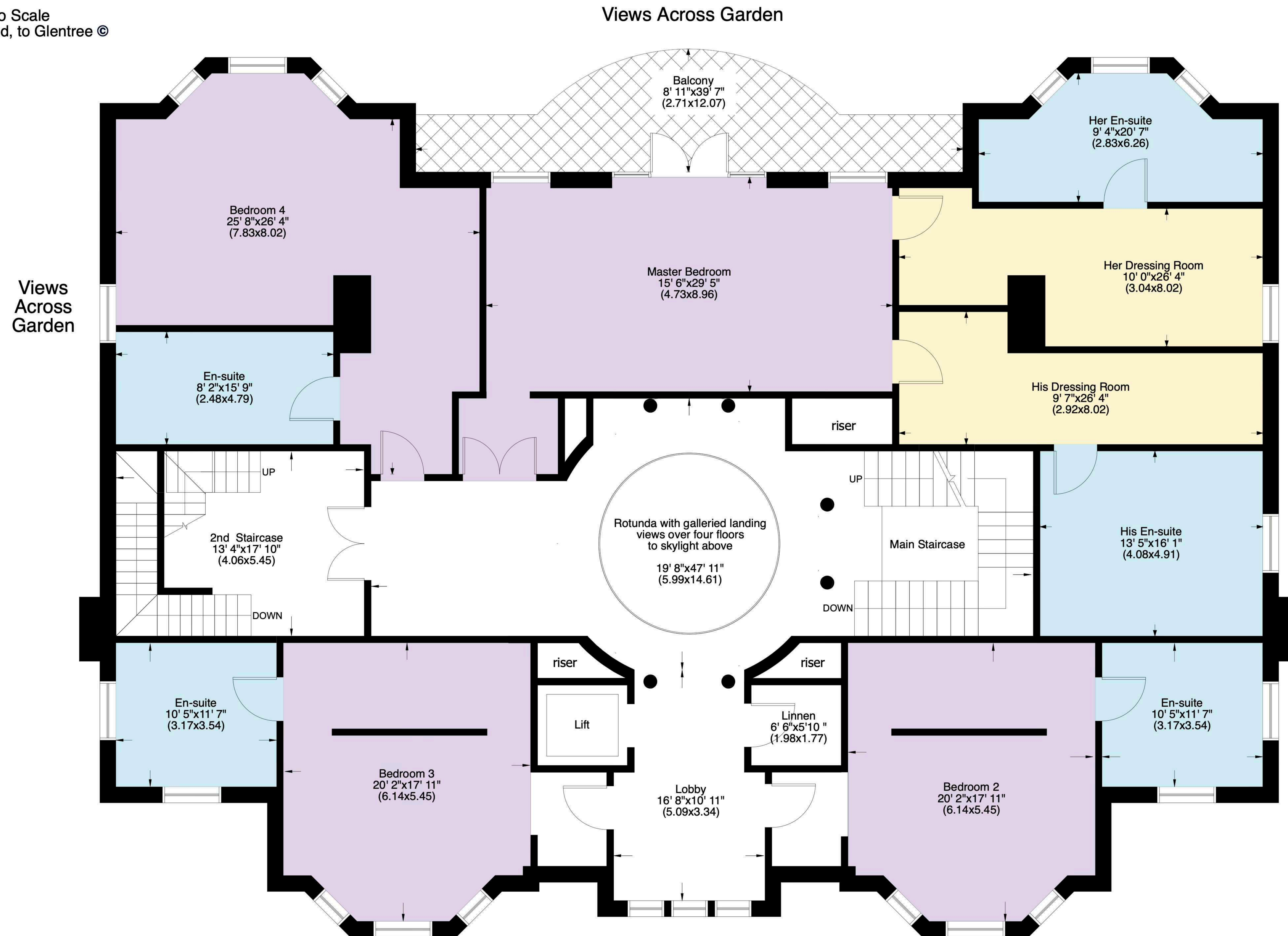
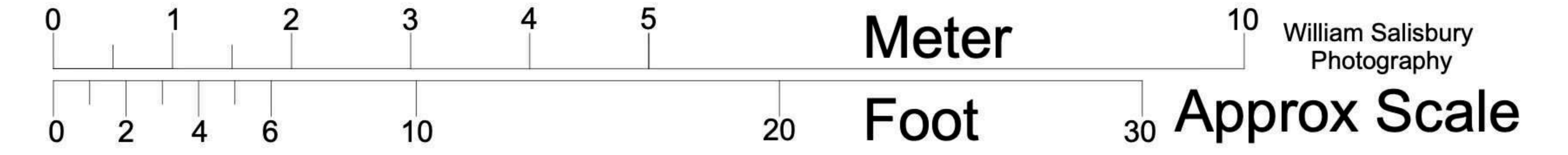
# PROPOSED PLANS

## 32-34 Avenue Road, London NW8 6BU

Gross internal area (approx.)  
 1631 Sq m (17557 Sq ft) Including voids and under 1.5m  
 1589 Sq m (17108 Sq ft) Excluding Voids

Site Area (approx.) Acre 0.41 Hectares 0.17

For identification only, Not to Scale  
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First Floor - Approx 387 Sq m - 4167 Sq ft  
 Ceiling Height - Approx 3.2 M - 10' 6" Ft

Not to Scale, for guidance only and must not be relied upon as a statement to fact.  
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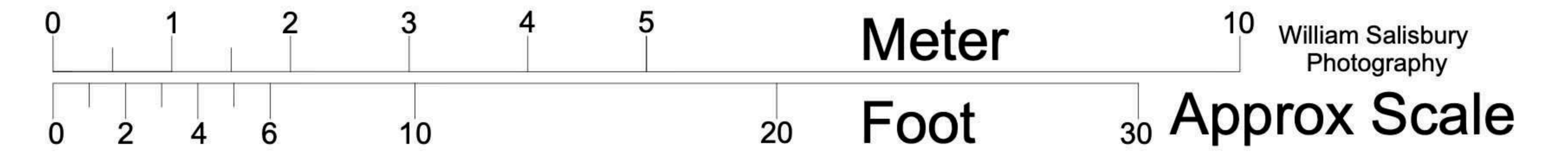
# PROPOSED PLANS

## 32-34 Avenue Road, London NW8 6BU

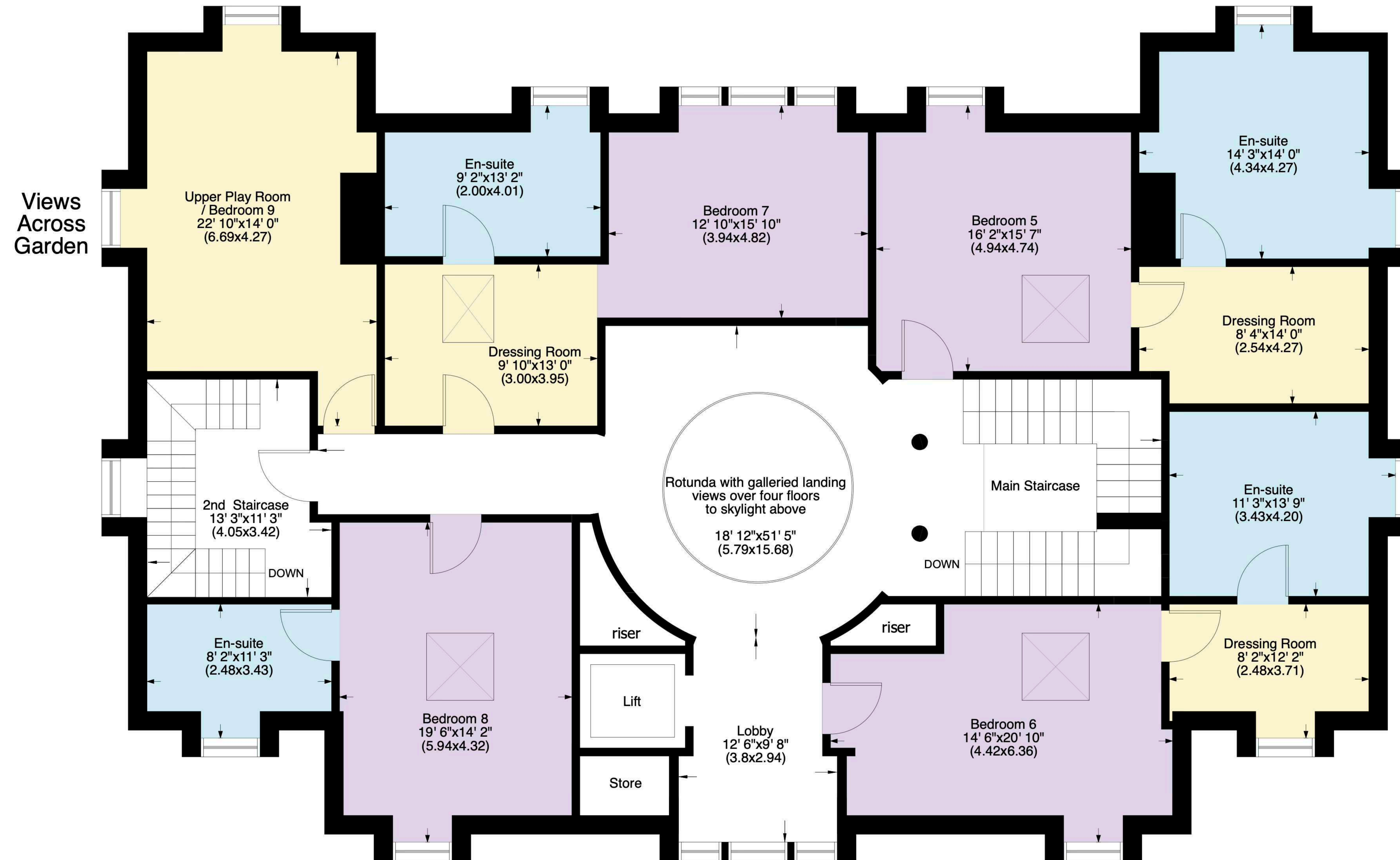
Gross internal area (approx.)  
 1631 Sq m (17557 Sq ft) Including voids and under 1.5m  
 1589 Sq m (17108 Sq ft) Excluding Voids

Site Area (approx.) Acre 0.41 Hectares 0.17

For identification only, Not to Scale  
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Elevated Views Across Rear Garden, Primrose Hill and London skyline beyond,



Second Floor - Approx 282 Sq m - 3039 Sq ft  
 Ceiling height - Approx 2.75 M - 9' 0" Ft

Not to Scale, for guidance only and must not be relied upon as a statement to fact.  
 All measurements areas are approximate only  
 (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

# STREETSCAPE OF AVENUE ROAD

See below, the relative widths of properties in Avenue Road, which demonstrates that the width of the rebuilt property at 32-34 Avenue Road at 26.61m is approximately 100% wider than most other properties.



width 20.325m

**47 Avenue Road**  
GUIDE £100M



width 23.615m

**73-75 Avenue Road**  
PLOT SOLD FOR £43.5M



**48 Avenue Road**

width 12.499m

**46 Avenue Road**

SOLD FOR £24M,  
with 55% the  
width of 32-34  
Avenue Road  
width 14.679m

**44 Avenue Road**

width 11.959m

**42 Avenue Road**

width 12.404m

**40 Avenue Road**

SOLD FOR £43M

width 13.462m

**38 Avenue Road**

SOLD FOR £38.5M

width 13.398m

**36 Avenue Road**

SOLD £27M

**32-34 Avenue Road**

width 26.61m

Will be the widest property  
in the best plot in the road

**30 Avenue Road**

width 15.462m

As it stands...



A VERY RARE FREEHOLD MANSION, WITH CURRENT PLANNING CONSENT FOR THE TOTAL DEMOLITION AND REDEVELOPMENT OF A BRAND NEW SUPER-MANSION (OVER 4 FLOORS) OF 17,000 SQ FT (1,600 SQ M) WITH ONSITE PARKING (SUBJECT TO A S106 NOTICE) FOR SALE FOR THE FIRST TIME IN OVER 60 YEARS.

We are privileged to introduce this unique property, which offers the fortunate buyer a rare combination of privacy and grand living, in one of London's most sophisticated leafy villages, 10 minutes from Central London.

This remarkable, freehold neo-Georgian mansion is in a convenient position on the corner of Radlett Place and Avenue Road, opposite the junction of Acacia Road. and makes an impressive statement in this location.

A sense of the site's grandeur becomes apparent when considering the dimensions, which are approximately twice the width of most other properties in the road (width: 128ft/38.8m, and depth: 139ft/42.3m). While the site covers a total area of 0.41 acres (0.17 hectares), with Radlett Place on one side, and Acacia Road in front, there is a substantial distance from its neighbours.

The gardens surround the property and in the early morning, birdsong fills the air. You could be forgiven for asking the question "Is this location 10 minutes from the West End or in the middle of the countryside?".



PROBABLY THE FINEST DOUBLE WIDTH FREEHOLD  
PROPERTY IN THIS CHERISHED TREE-LINED ROAD.



DRAWING ROOM



ENTRANCE HALL



MORNING ROOM



KITCHEN/BREAKFAST ROOM

The existing house was built about 60 years ago by the present owners, for their own use. At the time, it was quite rightly considered to be "one of the most desirable mansions in this road" - and this was the case for the first 20/30 years.

The house is 5,585sqft (519.3sqm) and is approached by a double carriage, spacious driveway, and provides plenty of room for off-street parking.

As you pass through the grand stone portico, you get an unforgettable first impression, as you find yourself in the grand entrance hall, with a gallery landing rising dramatically up over two upper floors, and lit by a large, magnificent chandelier.

The reception rooms all lead logically out from the entrance hall and onto the kitchen/breakfast room and morning room, via a lobby. It is a layout which offers an ideal separation from the formal to the informal family areas.

The study, drawing room and dining room are handsomely sized and open onto the gardens, via French doors, which allow plenty of light to these rooms.

The arrangement of rooms is such that you can entertain guests in a grand manner, whilst separating the private domestic areas for the family.

Mornings are a pleasure in the kitchen/breakfast room. Designed to allow in the maximum amount of light, it leads directly to the gardens and the double garage. The latter is partly below ground and would allow a very logical extension above, subject to planning consent.

Ascend the elegant staircase to the first-floor galleried landings and you find numerous bedrooms. These reflect luxury living in the 60s/70s and in common with the rest of the house, needs to be substantially updated and refurbished.

Ground and first floor ceiling heights give a generous impression of space, while those on the second floor are perfectly adequate.

The master bedroom suite, with bathroom and spacious dressing room, continues the theme of impressive scale and presence, occupying around a third of the floor plate of the property. French doors open onto a charming balcony, with elevated views over the gardens and vistas of Primrose Hill beyond.

#### ACCOMMODATION

Master Bedroom Suite

(with large Dressing Room and Bathroom)

Six/seven further Bedrooms with two Bathrooms

Drawing Room

Study

Dining Room

Kitchen/Breakfast Room

Morning Room

Utility Room

Cloakroom

Double Garage





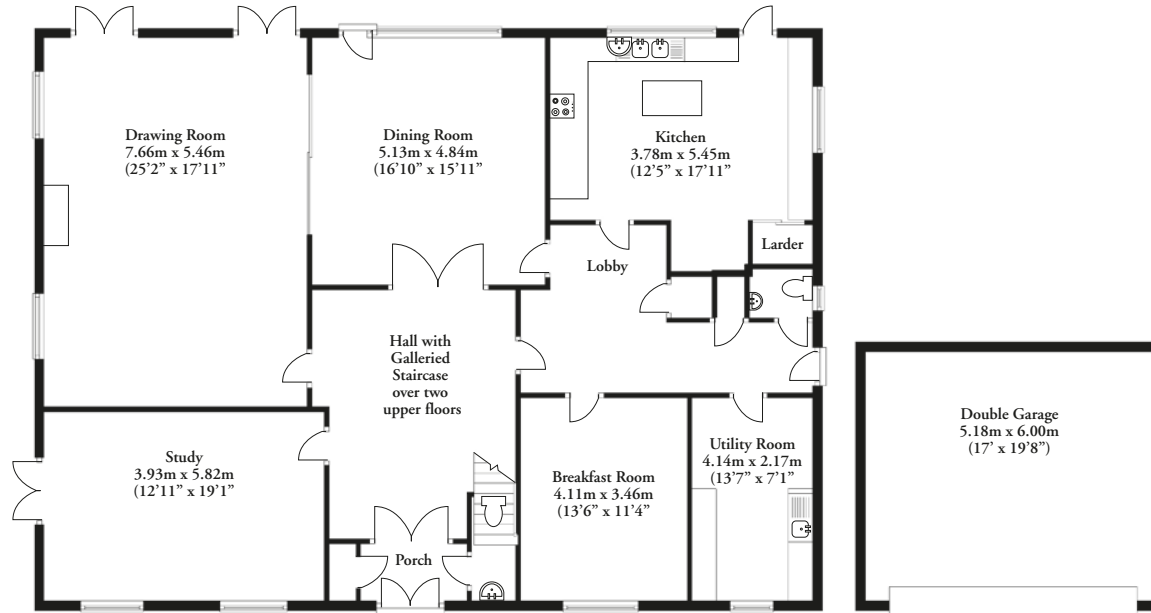
RADLETT PLACE

AVENUE ROAD

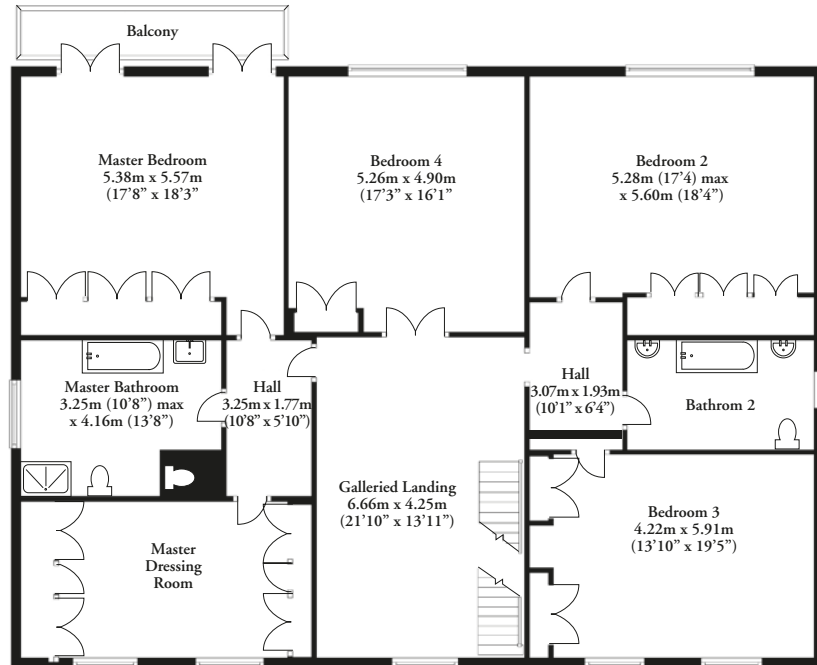
EXISTING PLANS



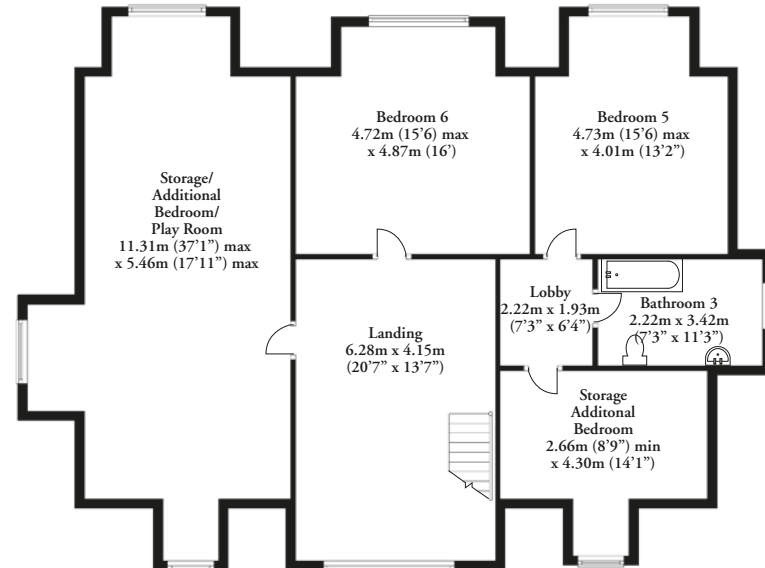
Gross Internal Area (Approx.)  
 518.9 sq m / 5585.3 sq ft  
 Plus Garages (Approx.)  
 31.1 sq m / 334.5 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## SITE PLAN



0.166 Hectare  
0.41 Acre



The property occupies a superlative position in St John's Wood. As one of the first leafy villages you encounter northwest of Mayfair (only 10 mins drive away), 'The Wood' has a cosmopolitan, yet colloquial ambiance. St John's Wood High Street is around the corner, with its array of niche boutiques, cafés and restaurants.

The area features many prized educational establishments. Your choices include the American School, which is a 5 min walk, while the French Lycée, UCS and Highgate School are within an approximate 15 min drive (depending on the time of day).

Some of the world's best medical facilities are almost on the doorstep, such as The Wellington Hospital, while Harley Street is a mere 7 min drive.

The area benefits from excellent public transport, with the underground and an assortment of bus routes available nearby, on the Finchley Road. Or, better still, you could take a refreshing brisk walk via Avenue Road, across Regent's Park and through Marylebone onto Mayfair.

Is it any wonder that London is the "greatest capital in the World?"