

Abbey Gardens,
St John's Wood



Strutt
& Parker

Land and property. Since 1885.

A beautiful terraced family home on Abbey Gardens

A rare opportunity to acquire a substantial four/five bedroom family home (2,476 sq ft/230 sq m), arranged over four floors and located on one of the most desirable tree-lined roads in St John's Wood. Owned and cherished by the same family since 1987, the property is now ready for complete modernisation and offers an incoming purchaser the opportunity to create a highly individual home, tailored to contemporary family life while making the most of its excellent proportions, natural light, and wonderful south-facing garden.

The house offers generous and versatile accommodation arranged over four floors, with well-proportioned rooms and excellent ceiling heights providing an exceptional foundation for a comprehensive programme of refurbishment. The existing layout lends itself to a variety of configurations, with the potential to create a stylish and highly functional family home that balances formal entertaining spaces with comfortable everyday living. One of the property's particular highlights is its wonderful south-facing rear garden, providing a rare sense of space and privacy in such a sought-after central London location. The garden offers considerable potential for landscaping and could become an exceptional outdoor extension of the living accommodation, ideal for entertaining, relaxing, and family life.



Location

Abbey Gardens is a highly regarded and peaceful residential road, a stone's throw from Violet Hill Park and the local amenities of Nugent Terrace and Blenheim Terrace, with its cafés and secondary shops. St John's Wood High Street is also nearby, providing an excellent selection of cafés, restaurants, independent shops, and everyday conveniences. Together, these amenities create a village-like atmosphere within easy reach of Central London, with convenient access via local bus routes, St John's Wood Underground Station (Jubilee Line) and Maida Vale (Bakerloo Line).

Postcode region: NW8

General

Tenure: Freehold
Local Borough: City of Westminster
Council Tax Band: H
EPC Rating: D
Parking: Residents' Parking
Services: Mains electricity, gas, water, and drainage.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,476 sq ft (230 sq m)
4 bedrooms
1 bathroom
2 shower rooms
2 reception rooms

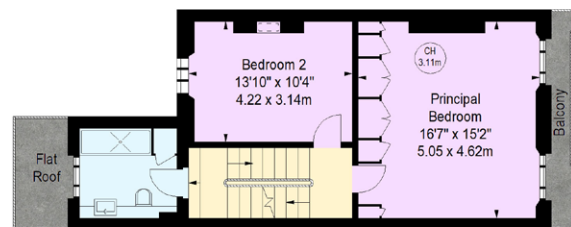
Guide price £3,495,000

Key :
CH - Ceiling Height

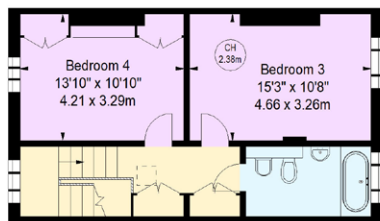


Abbey Gardens,
St Johns Wood, NW8

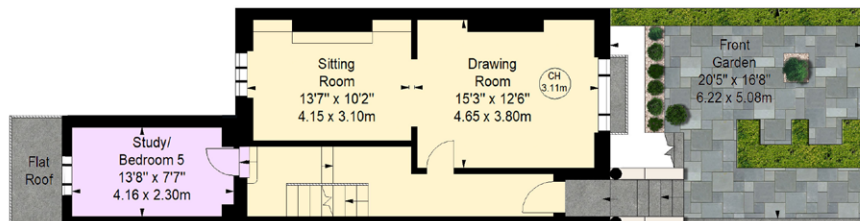
Approximate gross internal area
2,476 sq ft / 230.02 sq m
(Including Restricted Height Under 1.5m)
Restricted Height Under 1.5m
44 sq ft / 4.09 sq m



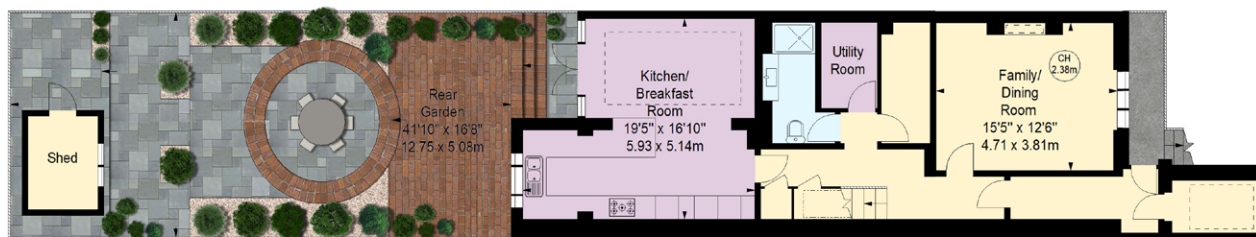
First Floor



Second Floor



Raised Ground Floor



Garden Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
© Orange Tree Photography

Strutt and Parker St John's Wood

58 Acacia Road, St John's Wood, London, NW8 6AG

07836 675 765 | neville.serlui@struttandparker.com



@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Template by Fourwalls. Photographs taken July 2026. Particulars prepared September 2026.

Strutt
& Parker

Land and property. Since 1885.