

Tatham Place,
St John's Wood



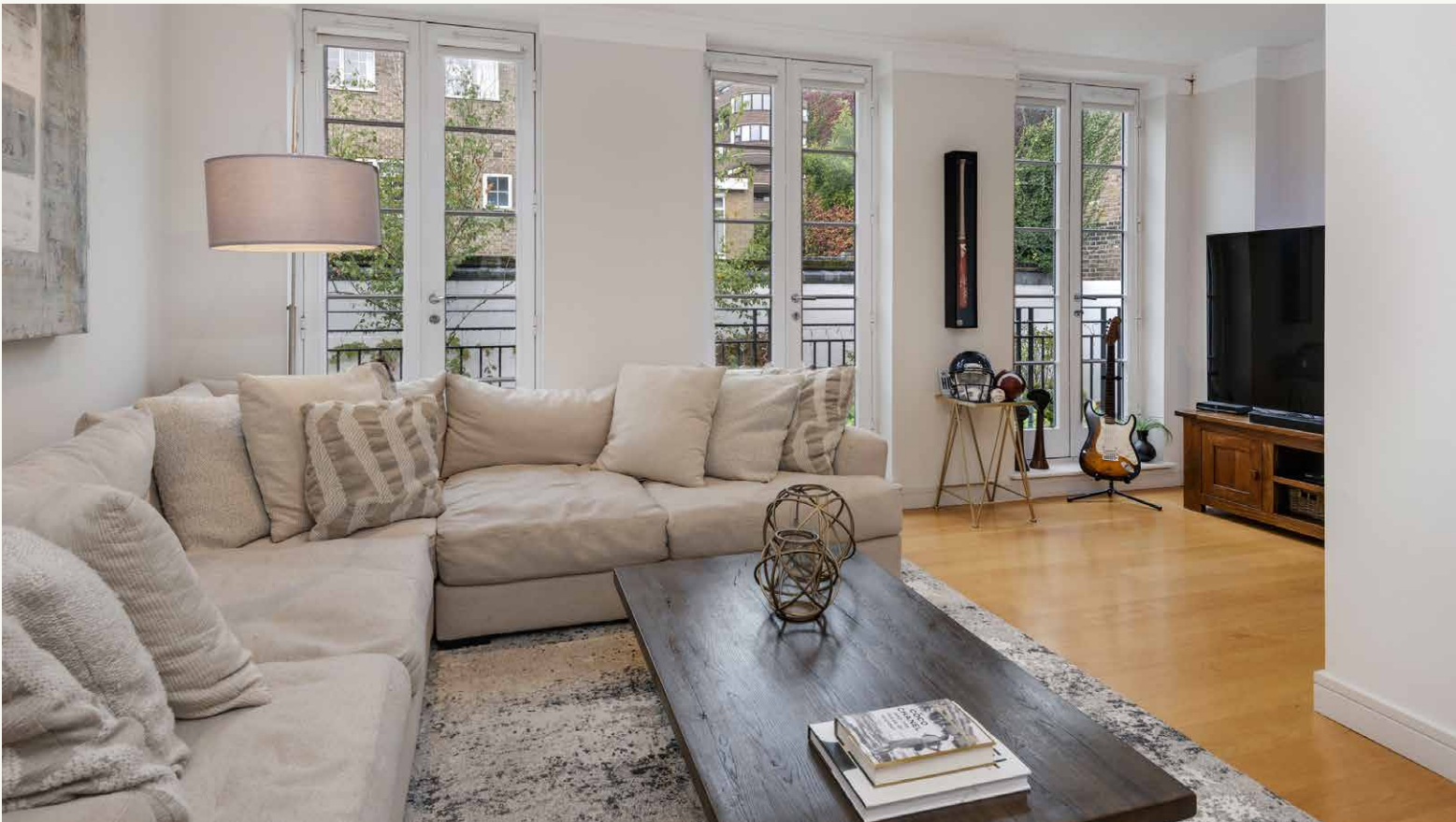
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& Parker

Land and property. Since 1885.

A spacious four-bedroom townhouse on a private gated development, moments from St John’s Wood station and The American School in London.

Built in 2002, this highly desirable development of luxury townhouses is well placed for the excellent amenities of St John’s Wood, at the heart of this sought-after area of North London. The house is situated moments from the underground station and just around the corner from The American School in London, a popular independent school teaching the US curriculum. The mid-terrace townhouse sits in the middle of the development in a modern interpretation of elegant Georgian design. The pleasingly symmetrical elevations are characterised by tall sash and French doors, wrought-iron Juliet balconies and a stucco ground floor with brick above, giving the house a solid visual foundation.

Internally the house is presented in a fresh, modern style, providing a blank canvas for the new owner to personalise. A soft, neutral colour palette is complemented by blond wood and pale stone accents. The layout is arranged over five floors, with a versatile floor plan. The ground floor comprises a modern kitchen with premium AEG integrated appliances, with sliding doors leading to a dining room. There is also a cloakroom/WC. The first floor accommodates the main reception room with six sets of French doors affording excellent natural light throughout the day. The entire second floor is given over to the principal bedroom, which has two en suites and a dressing room, while there is a further en suite guest bedroom on the third floor. The final two bedrooms (one en suite) are situated at basement level where there is also a shower room and a utility room with space for laundry machines.



The private setting is highly desirable, with the rare benefit of being a gated development in the heart of ever-popular St John’s Wood. The property also benefits from two underground parking spaces and portorage.

The townhouses are set around a pretty communal courtyard with raised beds planted with well-maintained shrubs. To the rear there is a low-maintenance courtyard across two levels, providing an inviting outside space for entertaining alfresco in the warmer months.

Location

Tatham Place is a private luxury development of just 12 townhouses on the favourable east side of St John’s Wood. A wide variety of international restaurants, cafes, traditional pubs and independent stores are within a stone’s throw of the house. St John’s Wood underground station is 150 yards on the Jubilee Line which offers easy access to the City, West End and Canary Wharf. The open green spaces of Regent’s Park are just 0.7 miles away, providing walking, running and cycling routes along the canal towpath and a network of surfaces paths throughout the park.

Postcode region: NW8

General

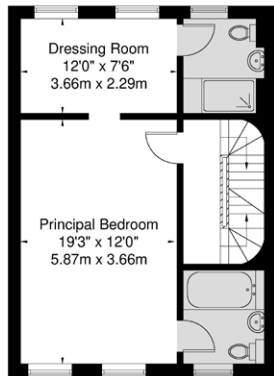
Local Authority: City of Westminster
Services: Mains electricity, drainage and water. Gas central heating.
Council Tax: Band H
EPC Rating: C
Photography Taken: May 2026
Service Charge: £12,994 per annum (includes Reserve Fund Contribution of £2,320)
Parking: Residents Parking
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>

2,552 sq ft (237.1 sq m)
Private gated development
Four bedrooms
Residents parking
Low maintenance garden
Freehold, Residential

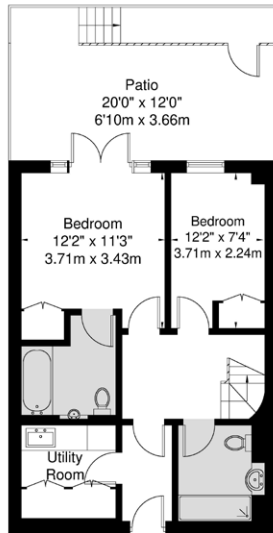
Guide price £3,495,000



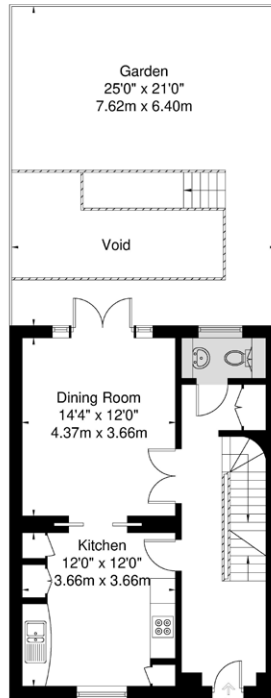
Tatham Place, Acacia Road, NW8 6AF



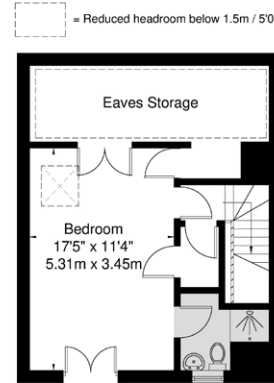
Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 47.6 SQ M / 512 SQ FT



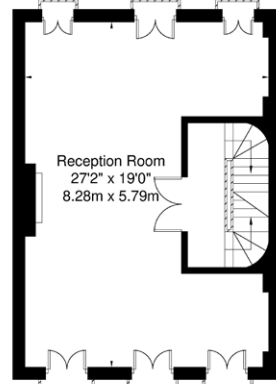
Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 49.3 SQ M / 530 SQ FT



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 49.2 SQ M / 529 SQ FT



Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 42 SQ M / 452 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 49.3 SQ M / 530 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 237.1 SQ M / 2552 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Strutt & Parker Private Client

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

07836 675 765 | neville.serlui@struttandparker.com



@struttandparker

struttandparker.com

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