

THE MODERN HOUSE



St John's Wood Road, London NW8
Sold

St John's Wood Court

St John's Wood Court is an elegant 1920s block of mansion flats in an enviable location opposite Lord's Cricket Ground and close to the best of St John's Wood. This bright apartment is located on the third floor and has a balcony. Inside, wonderfully high ceilings and original sash windows are paired with a warm-hued oak floor and smart interiors in a restricted palette.

St John's Wood Court is exceptionally well-maintained and has great original details, such as lovely brass banisters to the elegant helical stairways. There is also a porter service. This apartment has the leasehold for one of few dedicated parking spaces.

The apartment extends to approximately 981 square foot internally, the focus of which is a large living room which looks onto the cricket ground through a lovely bay window. The rooms are connected by a hallway which makes an impressive entrance, with smart cornicing, brass doorknobs and cast-iron radiators.

THE MODERN HOUSE



St John's Wood Court

The sunny master bedroom has fitted wardrobes and access to the balcony which is shaded by mature trees. Further to this is the second bedroom and two bathrooms. The kitchen has a lovely sash window at the end, with solid oak counter tops and neutral cabinetry either side. The service charge also includes heating and hot water for the property.

St John's Wood Court was built by Abraham Davis, whose vision for well-designed housing in the form of mansion flats hugely influenced the architectural landscape of the area. The first residents moved into what were quite modern apartments 1921, with electric lights, lifts and porters. Agatha Christie used St John's Wood Court as the setting for a Poirot story, as she was living in the building when she wrote it. In this, the glamorous group ordered their meal to be delivered by the in-house restaurant on the top floor.

St John's Wood underground station (Jubilee Line) is within ten minutes' walk, while Warwick Avenue (Bakerloo Line) and Marylebone (Bakerloo Line and National Rail services to Oxford and Birmingham) are also close by. The Westway provides easy access out of London and Heathrow Airport.

The property is located within a short walk of the shops, cafés and restaurants of St John's Wood High Street including the lovely Panzer's deli for supplies. St John's Wood is a conservation area, known for its nineteenth century architecture and landmarks such as Abbey Road and Lord's cricket ground. The leafy streets of Maida Vale are within easy reach on foot and Church Street market is open every day for fruit and veg and vintage furniture. The Canal offers a lovely walk towards Little Venice in one direction and Regent's Park to the other.

Tenure: Leasehold Lease length: approx. 964 years (expires 2983) Service charge: approx £6,000 per annum Ground Rent: approx £500 per annum



London, North London
Sold

THE MODERN HOUSE



About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.