



## SITUATION

Located at the junction with Charlbert Street being less than 200 yards from St John's Wood High Street with its popular shops, cafés and restaurants.

Lord's Cricket Ground, Regent's Park and St John's Wood Underground Station (Jubilee Line) are all within close proximity.

St John's Wood is a highly sought after and desirable residential area being approx. 1½ miles from the West End.

## PROPERTY

An impressive corner building comprising a **Former Private Members Club** on Basement, Ground, First and Second Floors.

[Refer to the Auctioneers for the video tour of the property.](#)

## ACCOMMODATION<sup>1</sup>

**Basement** (restricted headroom approx. 5'9")

GIA Approx. 1,103 sq ft

### Ground Floor

GIA Approx. 1,491 sq ft

### First Floor

GIA Approx. 1,276 sq ft

### Second Floor

GIA Approx. 1,168 sq ft

**Total GIA Approx. 5,038 sq ft**

<sup>1</sup>Areas provided by Vendor

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

## DEVELOPMENT POTENTIAL

The Vendor has drafted a Pre-Application and Floor Plans for the conversion of the property to 2 Houses:

- 1 x 2,734 sq ft 3 Bed 5 storey House with Roof Terrace.
- 1 x 2,583 sq ft 3 Bed 5 storey House with Roof Terrace.

**Refer to the Auctioneers for the existing and proposed Floor Plans.**

**The property may also lend itself to conversion to Flats, subject to obtaining the necessary consents.**

# Vacant Former Private Member's Club with Residential Development Potential

## Vendor's Solicitors

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