



# Black Brick

Finding perfect properties

Case Study

Cavendish Avenue, St Johns Wood, NW8



**Price:** £7.65 million **Date sourced :** March 2014

## The Client

A repeat client.

## The Challenge

Our client, for whom we had already sourced a family apartment for in St John's Wood back in 2007, decided that they wanted to upgrade to a larger family home in the same area as they were spending more and more time in the UK. Large family houses for under £10 million are extremely rare and difficult to find in the St John's Wood area, where demand outstrips supply.

## The Perfect Conclusion

We identified a rare opportunity to purchase a wonderful family home, with 8 bedrooms, garage and garden, measuring some 4000 sq feet in Cavendish Avenue, arguably one of St John's Wood best addresses, and home to Beatles legend Sir Paul McCartney. The property was on the market at a very competitive price of £7.25m and we therefore had to compete against another buyer in a sealed bid. We won the bid with a purchase price of £7.65m, which equated to £1870 per sq foot, still significantly less than what other similar houses sell for on the street.



### We're ready when you are.

We would be delighted to hear from you to discuss your own property requirements and how we may be able to assist you. Should you wish to arrange for a non obligatory consultation, please contact us:

+44 (0) 20 3141 9861  
[camilla.dell@black-brick.com](mailto:camilla.dell@black-brick.com)