



ON INSTRUCTIONS FROM RECEIVERS

NO. 28

ABERCORN PLACE

ST JOHN'S WOOD

NW8

AN IMPRESSIVE DOUBLE FRONTED BUILDING PROVIDING 7,203 SQ FT / 669.18 SQ M. THE PROPERTY FEATURES A MAGNIFICENT STUDIO ROOM WITH 5.7 M CEILINGS (18 FT), A GRAND STAIRCASE AND FURTHER BENEFITS FROM A SOUTH EAST FACING GARDEN AND OFF STREET PARKING FOR FIVE CARS.

The building was formally Abercorn School and is believed to have F1 class use. F1 class use was formally D1, comprising schools, museums, galleries (not for sale) libraries, Halls, Place of Worship & non-residential education and training centers. Buyers must satisfy themselves as to the use class of the building and to the listing of the building which is believed to be Grade 2.





This is a rare opportunity to purchase an impressive building in a prime St John's Wood location, a short walk from St John's Wood tube station and St John's Wood High Street.

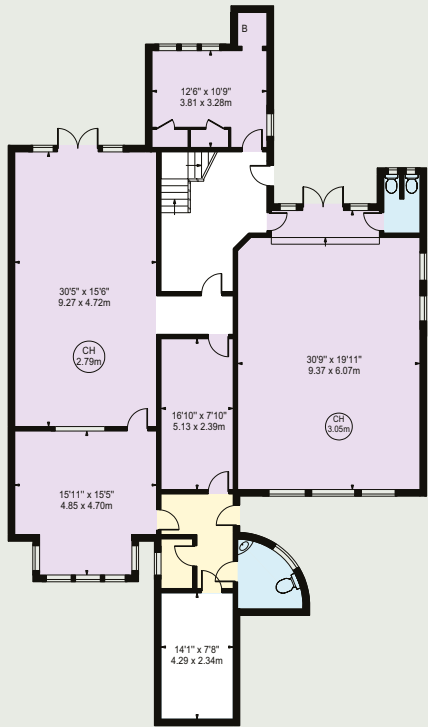


HISTORICAL NOTE

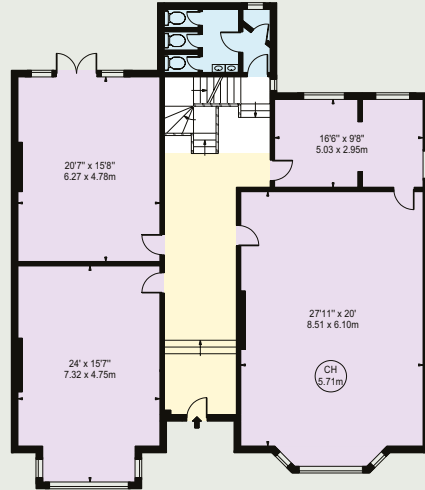
John O'CONNOR (1830-89), Irish painter

Born in Londonderry, he came to London in 1848. He received no formal training but learned the painting trade by working as a scene painter in Belfast and Dublin and at Drury Lane theatre in London. He was the principal scene painter at the Haymarket Theatre between 1863 and 1878.

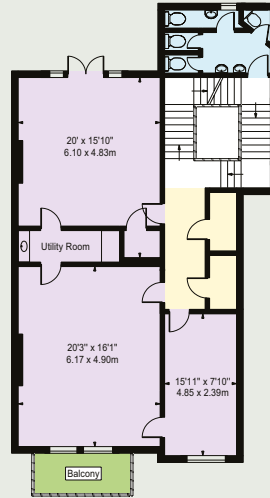
He also produced striking topographical paintings which he exhibited at the Royal Academy between 1860 and 1888. He lived almost ten years at 6 Waverley Place before moving to 28 Abercorn Place, which has survived to this day and bears his initials on the façade.



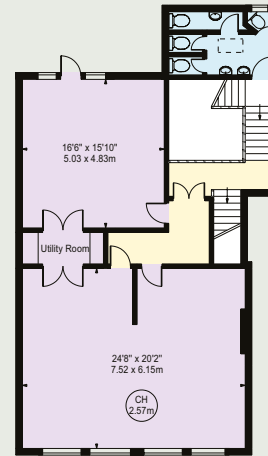
LOWER GROUND FLOOR



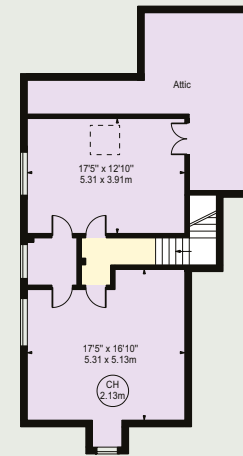
GROUND FLOOR



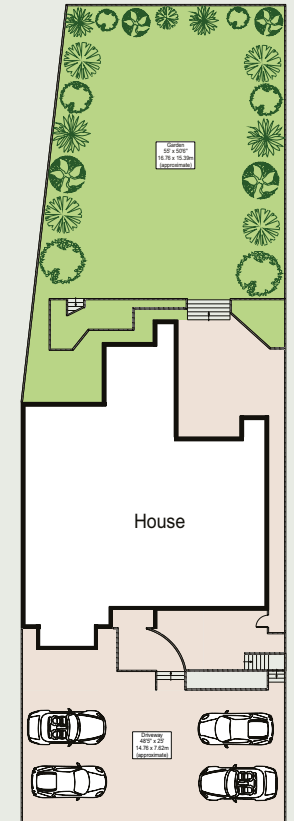
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



SITE PLAN

APPROX. GROSS INTERNAL AREA 7,203 Sq Ft - 669.18 Sq M



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STRETTONS
RECEIVERS

BENJAMIN TOBIN & CHARLES KORNBLOTH

FREEHOLD

PRICE

Offers in Excess of £6,000,000

Joint Sole Agents



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