

St John's Wood

St John's Wood is a leafy suburb of London. Home to the rich and famous it is an area dominated by its residential housing.

Properties

St John's Wood has a mixture of mansion flats, twenties mansions and fine early Victorian detached and semi-detached villas. The typical St John's Wood house is white stucco, early Victorian, detached or semi-detached, though there are others in the Victorian Gothic style and those large Twenties mansions. Edwardian, Art Deco and modern blocks of luxury flats dominate Wellington Road and parts of Grove End Road and Abbey Road. Prices east of Wellington Road, close to the high street, are higher than the quieter roads west of Wellington Road. Glorious stucco villas, like these in Hamilton Terrace, have given St John's Wood a distinctive character

East of Wellington Road, the best roads are Avenue Road, Acacia Road, Queen's Grove and Norfolk Road. West of Wellington Road they are Hamilton Terrace, Marlborough Place, Carlton Hill and Clifton Hill.

The King's Troop Royal Horse Artillery, the Queen's main ceremonial troop, is moving from its historic barracks in Ordnance Hill, and the five-acre site is being redeveloped by the Eyre Estate. Planning permission was granted late last year for 133 new homes that will be mostly flats though there will be eight semi-detached villas and seven terrace houses. The stables will be turned into a leisure centre.

Schools

Even though St John's Wood has good state schools, many parents prefer to choose one of the many local private schools. American families live here because they want their children to go to the American School in Waverley Place. Abercorn School (co-ed, age two and a half to 13) is in Abercorn Place; St Christina's School (girls age three to 11; boys age three to seven) is a Catholic school in St Edmund's Terrace; Arnold House (boys age five to 13), distinctive for its bright red blazers, is in Loudon Road; St John's Wood Pre-prep (co-ed, age three to seven) is in St John's Hall, close to the Lord's roundabout. Francis Holland (girls age 11 to 18) is in Ivor Place.

In the state sector: Gateway Primary School in Capland Street is judged "outstanding" by government education watchdog Ofsted; George Eliot in Marlborough Hill is "good", as is Robinsfield in Ordnance Hill, although this school only takes pupils up to age seven. King Solomon Academy (age three to 18) in Penfold Street is a relatively new all-through school which is judged "outstanding" as are the two comprehensive schools Quintin Kynaston in Marlborough Hill and St George's RC in Maida Vale, which went through a difficult time after the murder of its headmaster Philip Lawrence in 1995.

Leisure

There is a leisure centre on Adelaide Road with a climbing wall. St John's Wood is also home to Lord's cricket ground. A short walk away is Regent's Park with many attractions including the London Zoo.

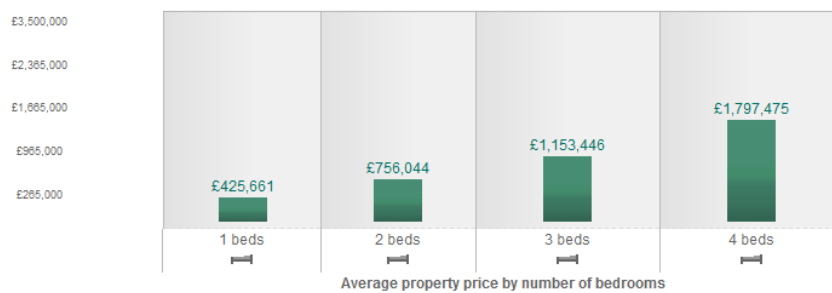
The shops in St John's Wood High Street and Circus Road are chic but the atmosphere is relaxed, with the well-dressed inhabitants out window shopping or nibbling a salad in the sun at one of the many cafés. Panzer's on Circus Road is a long-standing supermarket with an outstanding fruit and vegetable stall and in the high street there are upmarket. There are more shops and restaurants at the junction of Abbey Road and Boundary Road.

Prices

Property	Sale value	Rental value
4 bedroom	£0.5-3.5m	£750-2,500 pw
3 bedroom	£0.3m+	£525-2,000 pw
2 bedroom	£0.3- 1.8m	£380-£2,500 pw
1 bedroom	£0.3-0.6m	£320-515 pw
Studio		£240-350 pw

Source: Foxtons

Average house prices in St John's Wood, by number of bedrooms



Source: Foxtons

Transport

St John's Wood tube station is in zone 2 on the Jubilee Line.