

Buyers down for fixer-uppers, reports north London agency

The hunt is on for value and scope to create dream homes, reports boutique firm after selling two refurbishment projects on the same road in St John's Wood

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London, St John's Wood
Beauchamp Estates, Ian Green Residential

Buyers are showing a particular appetite for unmod houses at the moment, according to a north London agency.

Ian Green Residential has been involved in the sale of two such examples on Cavendish Avenue recently, which is regarded as one of St John's Wood's top turnings.

The most recent - a 4,600 square foot project bang opposite Paul McCartney's place - was asking £6.795m and came with off-street parking and a 62-foot rear garden. Ian Green acted for the buyer; the vendor was represented by Beauchamp Estates.



Another prime specimen on Cavendish (pictured below) – also in need of refurbishment – was recently sold on a guide of £7.5m.

Discussing the latest deal, Ian Green told us: “This is the second house on Cavendish Avenue we have acquired for clients this year requiring refurbishment clearly showing that there is a demand for the best locations in the area whilst offering value for buyers to create their perfect home. Cavendish Avenue is located moments from St John’s Wood High Street and has several well-known residents, it is considered one of the finest roads in the area.”



A similarly-priced but slightly more daunting refurbishment project in Belgravia has also just found a buyer.

Pitched at £6.75m (£1,787 psf), the 3,778 square foot townhouse on Chester Street came with full planning to bump the internal space up to 4,248 square feet, and offered the blankest of canvasses.



For those in the market for a smaller-scale project, a rare unmod apartment was launched on Mayfair's Grosvenor Square this week, pitched as a potentially lucrative development opp.

The ground floor two-bed at No.48- on the corner with Carlos Place - has been in the same hands for the last two decades and needs the full works doing, but local agents Wetherell think it would be worth the effort.

In the right hands, the value could potentially be boosted from £3.25m to over £4m, according to the firm's calculations (more [here](#)).

