# Taylor Swift accelerates London property ambitions with high-profile Hampstead or St John’s Wood plans



Taylor Swift is reportedly expanding her substantial £123 million property portfolio with plans to acquire a period home boasting a garden in the highly sought-after London neighbourhoods of Hampstead or St John’s Wood. Real estate experts highlight prime areas such as Bishops Avenue and Winnington Road in Hampstead, alongside Cavendish Avenue, Elm Tree Road, Hamilton Terrace, and Norfolk Road in St John’s Wood as potential locations. These addresses are renowned for their blend of privacy, luxury amenities, and spacious residences offering off-street parking and generous gardens, appealing to Swift’s preferences for exclusive, secure homes. Property values in these locales are estimated between £20 and £25 million.

Among St John’s Wood streets, Cavendish Avenue and Elm Tree Road stand out, the latter being a location where a neighbouring property was recently rented to actor Robert Pattinson. Residential experts suggest that while many homes in areas like Norfolk Road and Queens Grove may currently be off-market, owners of such desirable properties might be tempted to sell for the right offer. The area has historically attracted high-profile renters and buyers, such as singer Rihanna, who previously lived on St John’s Park, indicating a continued celebrity interest in this prestigious north London quarter.

Recent developments show Swift’s ongoing commitment to North London real estate, including her current extensive renovation of a private mansion reported to cost over £10 million. This estate, situated in an exclusive part of the city and previously owned by a politician, is being fitted with luxury facilities, including a swimming pool and an orangery. The revamp reflects Swift’s taste for bespoke, high-end properties tailored to her lifestyle, which recently saw her residing in London with actor Joe Alwyn, and now reportedly dating NFL star Travis Kelce.

Swift’s fascination with significant and unique properties is not confined to London. Her 12,000-square-foot estate in Watch Hill, Rhode Island—a waterfront mansion bought for $17.75 million in 2013—has inspired her music, notably the song "The Last Great American Dynasty." This lavish home features seven bedrooms, five acres, a swimming pool, and a private shoreline, hosting annual Fourth of July parties for friends.

Beyond her London and Rhode Island homes, Swift’s global property portfolio is extensive and varied. It includes a three-bedroom penthouse in Nashville with access to premium amenities such as an Olympic-length heated pool, and two combined penthouses in New York’s Tribeca, creating a ten-bedroom, ten-bathroom luxury condo spanning over 8,000 square feet. The diversity and scale of her properties reveal a keen investment in real estate across multiple key cultural and entertainment hubs.

Interestingly, rumours have linked Swift’s London property search to personal motivations, suggesting her interest in homes near St John’s Wood and Regent’s Park might be partly due to proximity to her ex-boyfriend, Harry Styles, as well as new social and romantic connections in the city, including actor Douglas Booth.

Overall, Taylor Swift’s property pursuits in London underscore a strategic blend of lifestyle preference, privacy, and luxury investment, complementing her existing international real estate holdings and reaffirming her status as a significant player in the high-end property market.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.standard.co.uk/homesandproperty/celebrity-homes/taylor-swift-ps123m-property-portfolio-st-johns-wood-hampstead-b1069285.html), [[2]](https://www.standard.co.uk/homesandproperty/celebrity-homes/taylor-swift-ps123m-property-portfolio-st-johns-wood-hampstead-b1069285.html), [[3]](https://www.inkl.com/news/london-girl-taylor-swift-looks-to-add-a-private-north-london-pad-to-her-123m-property-portfolio)
* Paragraph 2 – [[1]](https://www.standard.co.uk/homesandproperty/celebrity-homes/taylor-swift-ps123m-property-portfolio-st-johns-wood-hampstead-b1069285.html)
* Paragraph 3 – [[5]](https://thelondonpress.uk/2023/12/28/taylor-swift-revamps-10-million-north-london-luxury-mansion/), [[1]](https://www.standard.co.uk/homesandproperty/celebrity-homes/taylor-swift-ps123m-property-portfolio-st-johns-wood-hampstead-b1069285.html)
* Paragraph 4 – [[4]](https://www.standard.co.uk/homesandproperty/celebrity-homes/taylor-swift-the-tortured-poets-department-b1152402.html), [[6]](https://www.finance-monthly.com/2025/02/taylor-swifts-multimillion-dollar-real-estate-empire-revealed/)
* Paragraph 5 – [[6]](https://www.finance-monthly.com/2025/02/taylor-swifts-multimillion-dollar-real-estate-empire-revealed/)
* Paragraph 6 – [[7]](https://www.eonline.com/news/482271/taylor-swift-house-hunting-for-london-home-near-ex-harry-styles), [[1]](https://www.standard.co.uk/homesandproperty/celebrity-homes/taylor-swift-ps123m-property-portfolio-st-johns-wood-hampstead-b1069285.html)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.standard.co.uk/homesandproperty/celebrity-homes/taylor-swift-ps123m-property-portfolio-st-johns-wood-hampstead-b1069285.html> - Please view link - unable to able to access data
2. <https://www.standard.co.uk/homesandproperty/celebrity-homes/taylor-swift-ps123m-property-portfolio-st-johns-wood-hampstead-b1069285.html> - Taylor Swift is reportedly seeking a period property with a garden in Hampstead or St John's Wood to add to her £123 million property portfolio. Real estate experts suggest areas like Bishops Avenue and Winnington Road in Hampstead, and Cavendish Avenue and Elm Tree Road in St John's Wood, as potential locations. These areas offer privacy, security, and luxury amenities, aligning with Swift's preferences. The properties in these locations are estimated to cost between £20 and £25 million. Swift's net worth is approximately $570 million (£465.65 million).
3. <https://www.inkl.com/news/london-girl-taylor-swift-looks-to-add-a-private-north-london-pad-to-her-123m-property-portfolio> - Taylor Swift is reportedly house-hunting in Hampstead and St John's Wood, aiming to add a private residence to her £123 million property portfolio. Real estate experts highlight areas like Bishops Avenue and Winnington Road in Hampstead, and Cavendish Avenue and Elm Tree Road in St John's Wood, as potential locations. These areas offer privacy, security, and luxury amenities, aligning with Swift's preferences. The properties in these locations are estimated to cost between £20 and £25 million. Swift's net worth is approximately $570 million (£465.65 million).
4. <https://www.standard.co.uk/homesandproperty/celebrity-homes/taylor-swift-the-tortured-poets-department-b1152402.html> - Taylor Swift's song 'The Last Great American Dynasty' is inspired by her Rhode Island estate, previously owned by Rebekah Harkness. The waterfront mansion, High Watch, features seven bedrooms, five acres of land, a swimming pool, and a private shoreline. Swift has used the property to entertain friends and hosts an annual Fourth of July party. The estate is located in Westerly, Rhode Island, and was purchased by Swift for $17.75 million (£11 million) in 2013.
5. <https://thelondonpress.uk/2023/12/28/taylor-swift-revamps-10-million-north-london-luxury-mansion/> - Taylor Swift is reportedly spending over £10 million to renovate a private estate in an exclusive part of North London. The mansion will feature luxury appointments, including a swimming pool and an orangery. The property formerly belonged to a politician. The revamp is underway, with workers tailoring it to Swift's needs. The singer has previously resided in London with actor Joe Alwyn and is dating NFL star Travis Kelce.
6. <https://www.finance-monthly.com/2025/02/taylor-swifts-multimillion-dollar-real-estate-empire-revealed/> - Taylor Swift's real estate portfolio includes properties such as a 12,000-square-foot beach house in Rhode Island, a 3,240-square-foot penthouse in Nashville, and two adjacent penthouses in New York's Tribeca neighborhood. The Rhode Island estate, Watch Hill Seaside Estate, features seven bedrooms, eight fireplaces, a pool, and 700 feet of shoreline views. The Nashville penthouse boasts three bedrooms and access to a heated Olympic-length pool. The Tribeca penthouses were combined into one large 8,309-square-foot condo with 10 bedrooms and 10 bathrooms.
7. <https://www.eonline.com/news/482271/taylor-swift-house-hunting-for-london-home-near-ex-harry-styles> - Taylor Swift is reportedly house-hunting in London, specifically in the St John's Wood and Regents Park areas, to be closer to her ex-boyfriend Harry Styles. The singer is looking at properties in the £7-8 million range, featuring modern designs and luxury amenities. Swift is aiming to build her property portfolio and has previously rented a townhouse in Primrose Hill. The house-hunting news comes amid reports of her enjoying a date with actor Douglas Booth in Hampstead.