

\$2,250,000 - 259 S St Andrews Place, Los Angeles

MLS® #P1-24132

\$2,250,000

3 Bedroom, 3.00 Bathroom, 2,163 sqft
Residential on 0 Acres

Not Applicable, Los Angeles,

Built in 1919 and lovingly cared for by only three owners, this quintessential California bungalow radiates history, character, and timeless warmth. Nestled in the coveted St. Andrews Square Historic District with preserved period details that blend effortlessly with thoughtful modern updates - you'll enjoy a rare bonus: a converted and expanded garage offering over 642 square feet (taped) of versatile living space. This property not only offers a glimpse into Los Angeles' architectural past but will also provide you a lifestyle enriched by the craftsmanship and design principles of days gone by. Its central location is unmatched - moments from the boutique charm of Larchmont Village, the cultural pulse of DTLA, the elegance of Hancock Park, the trails of Griffith Park and Observatory, and the world-class entertainment of the Hollywood Bowl and Greek Theatre. Inside, handcrafted details of the Arts and Crafts movement have been beautifully preserved. Gleaming oak hardwood floors, original diamond-paned windows, original doors & hardware, and the extensive use of wood trim create a warm, inviting atmosphere. Anchored by the gas fireplace and mantel, the spacious living room overlooks the flawless private front garden and flows seamlessly into a sunlit formal dining room. The chef's kitchen is both stunning and functional, remodeled with today's cook in mind. It features abundant counter space, upscale appliances, a built-in banquette, a mini butler's pantry with sink, and a center



island with wine fridge. The home offers three bedrooms, including a serene main suite located on the rear of the home with vaulted beamed ceilings, a custom walk-in closet, and oversized French doors & clerestory window opening to a private deck overlooking the mature back garden. Outdoors, the professionally landscaped front and rear gardens provide multiple exterior spaces - from the cozy covered front porch and private front patio to the shaded dining area and lush rear garden framed by mature hedges and trees. The detached finished bonus space elevates the property even further. With a full kitchenette, a 3/4 bath, an office, and forced heat & air, the area offers remarkable flexibility - perfect as a creative studio, guest retreat or or private workspace. Additional highlights include a separate laundry room, abundant attic storage, parking for 4 cars, forced heat and air, and tankless hot water heater. This is the best of Los Angeles living.

Built in 1919

Essential Information

MLS® #	P1-24132
Price	\$2,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Square Footage	2,163
Acres	0.17
Year Built	1919
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Cynthia Cohn
Listing Office	Berkshire Hathaway Home Servic

Community Information

Address	259 S St Andrews Place
Area	C18 - Hancock Park-Wilshire
Subdivision	Not Applicable
City	Los Angeles
County	Los Angeles
Zip Code	90004

Amenities

Parking	Driveway
Garages	Driveway
View	None
Pool	None

Exterior

Lot Description	Yard
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Interior

Appliances	Dryer, Washer, Dishwasher, Gas Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
Stories	One

Additional Information

Date Listed	April 22nd, 2025
Days on Market	34
Short Sale	N
RE / Bank Owned	N

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