



CLIFTON HILL

St John's Wood
London
NW8

Asking Price
£3,395,000

Sole Agent

A bright, ground and garden floor maisonette (236.7 sq m/2,548 sq ft) located in a charming and detached period building. This apartment has its own private entrance and benefits from a private rear garden and patio.

ASTON CHASE

67-71 Park Road
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Asking Price
£3,395,000
Subject To Contract

Sole Agent

Freehold

The apartment offers spacious accommodation, comprising a bright reception room, separate kitchen, guest WC, principal bedroom suite with a walk in wardrobe, two further bedrooms, two shower rooms and direct access to the garden from both ground and garden level.

Clifton Hill is one of St John's Wood most picturesque residential streets, situated within close proximity to the amenities of both St John's Wood and Maida Vale, with transport access via Kilburn Park Station (Bakerloo Line) and St John's Wood High Street Station (Jubilee Line).



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ACCOMMODATION

- Principal Bedroom with En-suite Bathroom
- Two Further Bedrooms
- Two Shower Rooms
- Reception/Dining Room
- Separate Kitchen
- Guest Cloakroom

AMENITIES

- Off Street Parking
- Private Garden
- Freehold

COUNCIL TAX: F

EPC RATING: C



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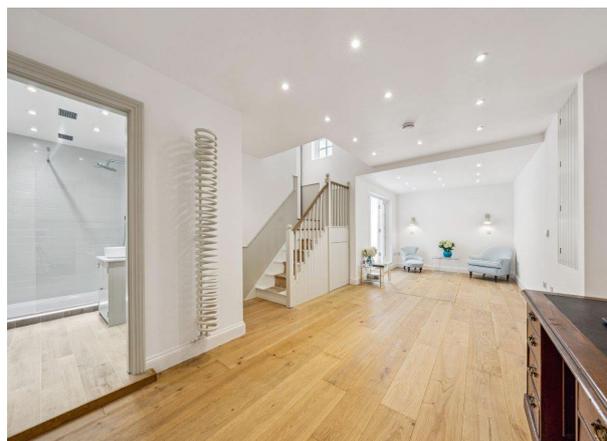
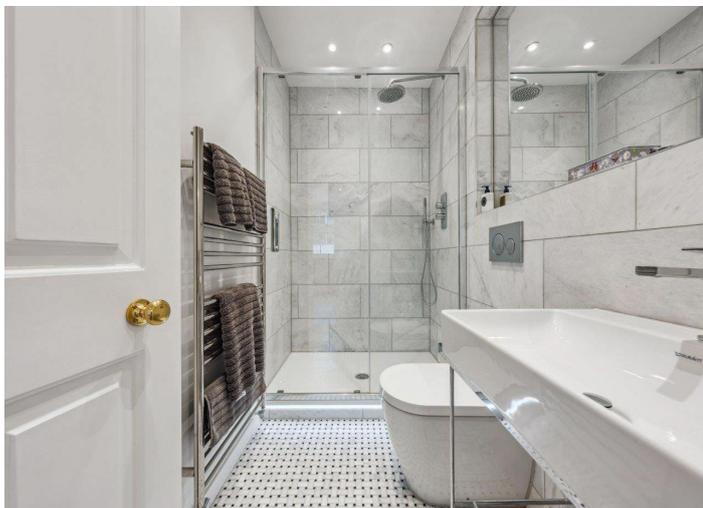
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CLIFTON HILL, NW8

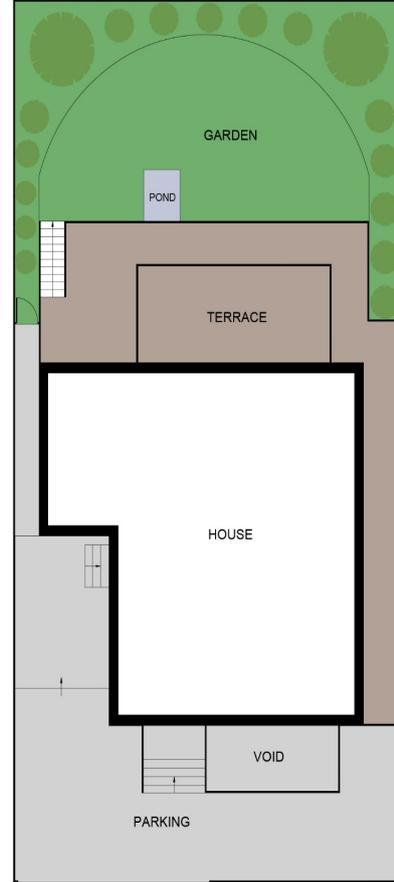
APPROXIMATE GROSS INTERNAL FLOOR AREA
 MAIN HOUSE : 2548 SQ FT, 236.7 M2



LOWER GROUND FLOOR



RAISED GROUND FLOOR



SITE PLAN

Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.