

CARLTON HILL

ST JOHN'S WOOD NW8



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A RARE OPPORTUNITY TO PURCHASE A BEAUTIFULLY PRESENTED DETACHED GRADE II LISTED PERIOD RESIDENCE LOCATED ON THE SOUGHT AFTER WEST SIDE OF ST JOHN'S WOOD BETWEEN HAMILTON TERRACE AND ABBEY ROAD.

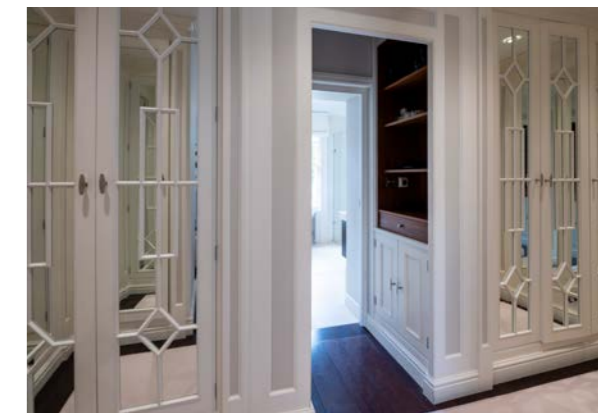


This handsome double fronted property presently comprises (308 sq m / 3,320 sq ft) arranged over four floors but is being sold with the benefit of newly secured detailed planning permission to create additional accommodation at lower ground floor level and a striking glass rear extension at garden level which would increase the existing footplate by 103.5 sq m / 1,114 sq ft.









ACCOMMODATION & AMENITIES

- Principal Bedroom with Dressing Area & En-Suite Bathroom
- Bedroom 2/Dressing Room with Large En-Suite Shower Room
- 2 Further Bedrooms with En-Suite Bathroom & Shower Room
- Drawing Room ■ Reception Room ■ Kitchen/Breakfast Room
- Dining Room ■ Guest Cloakroom ■ Utility Room
- 65ft Landscaped Rear Garden
- Front Garden with Secure Gated Off Street Parking for 2/3 Cars
- Underfloor Heating
- Sophisticated Security System incorporating CCTV
- Plant Room



This classically inspired home has been meticulously maintained by the existing owners retaining attractive period features complemented by the stylish contemporary interior. The house also benefits from high ceilings and exceptional natural light throughout all of the principal rooms.



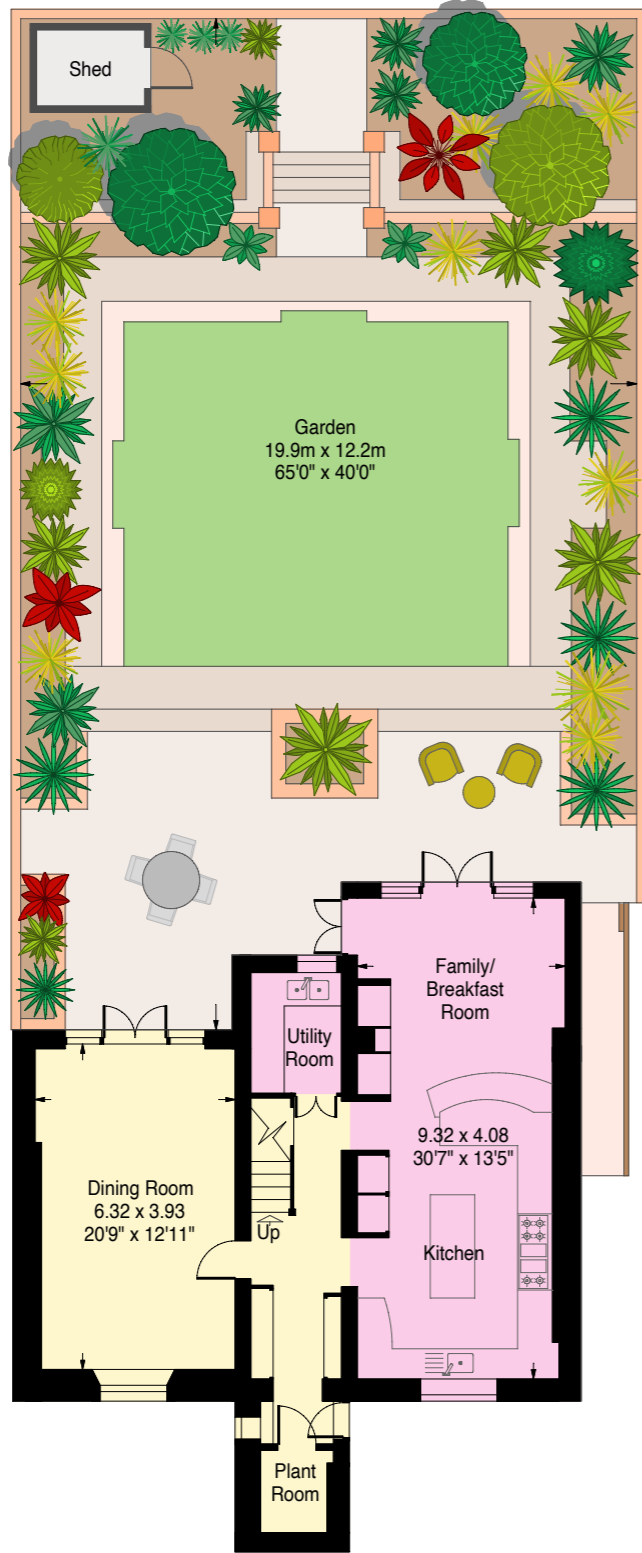






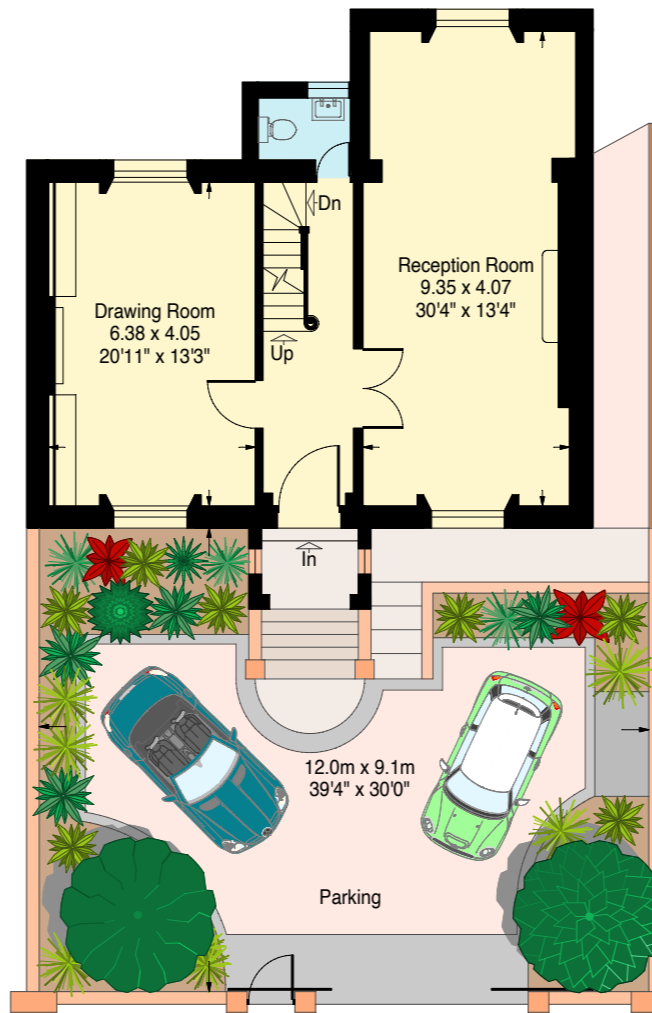
Carlton Hill is conveniently located within 0.9 miles of the American School in London (ASL), St John's Wood Underground Station (Jubilee Line) and the extensive shopping and restaurant facilities of St John's Wood High Street in addition which, both Regent's Park and Primrose Hill are just over 1 mile away.





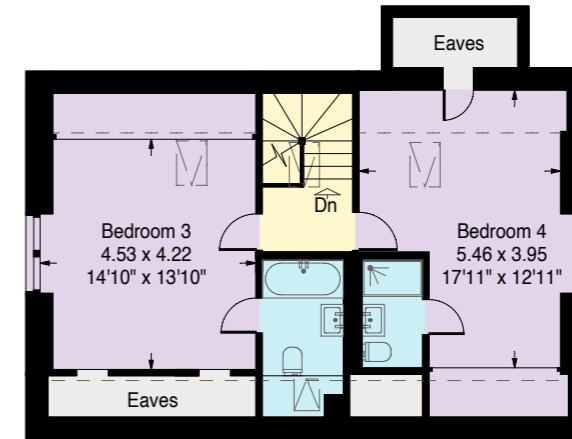
GARDEN FLOOR

CARLTON HILL LONDON NW8
 Approximate Gross Internal Area
 3,320 sq. ft. / 308.5 sq. m.
 (Including reduced height area,
 below 1.5m - denoted with dashed line)
 Reduced height area
 189 sq. ft. / 17.6 sq. m

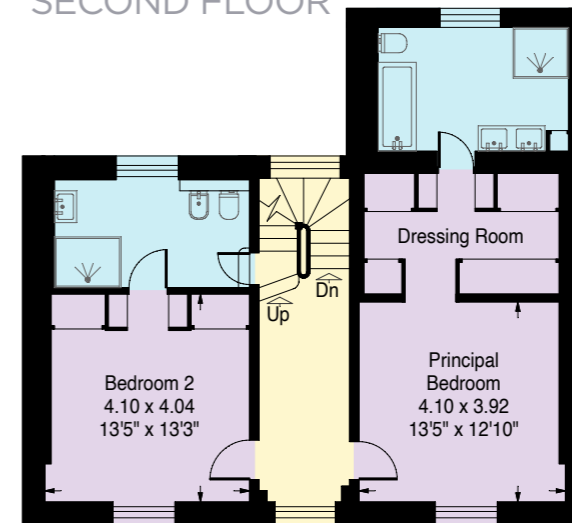


RAISED GROUND FLOOR

EXISTING FLOOR PLAN



SECOND FLOOR



FIRST FLOOR

APPROX. SCALE
 0 1 2 3 4 5 10Ft
 0 1 2 3M

FULLY CONSENTED SCHEME FOR REAR ELEVATION

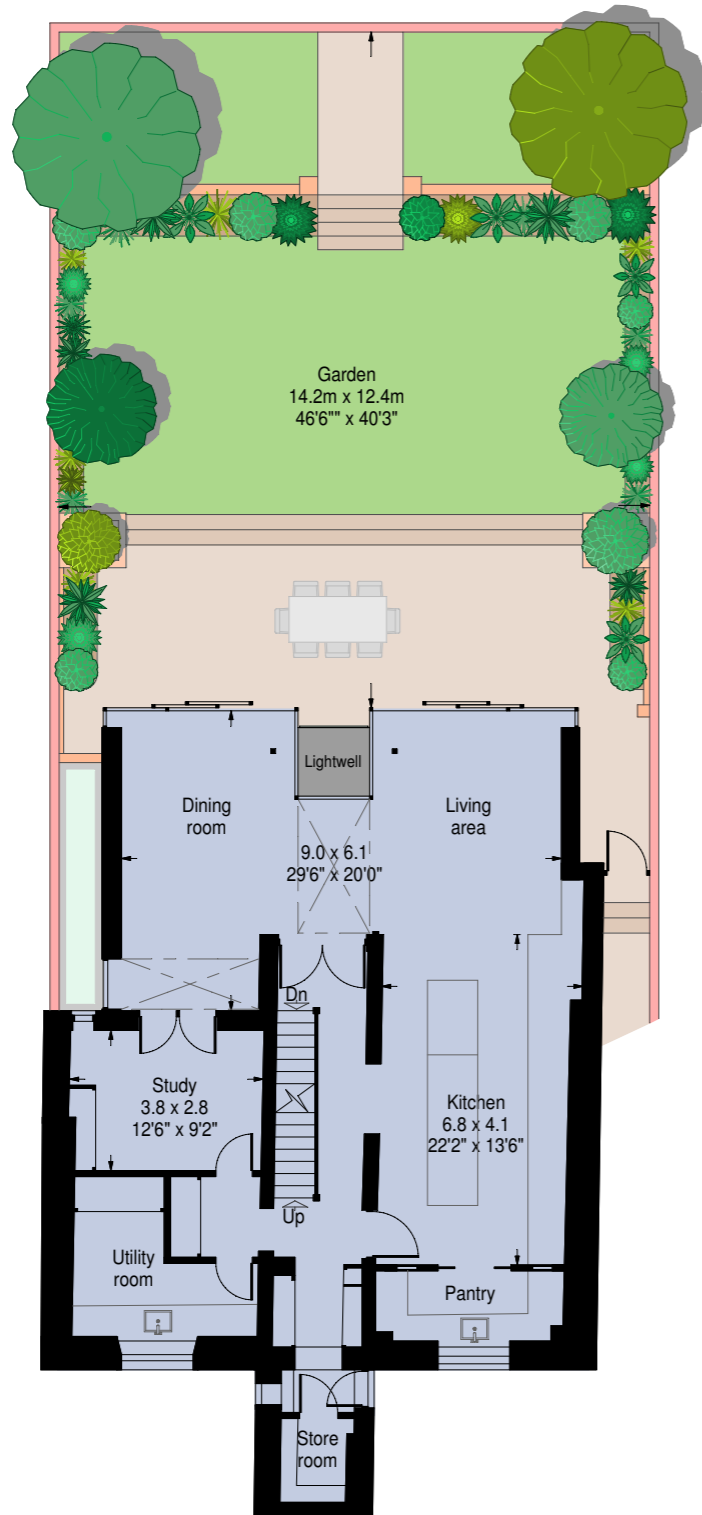
(COMPUTER GENERATED IMAGES)

If a prospective purchaser was to fully implement the planning consent as presently visualised, the extension at garden level will provide for a large open plan kitchen/living/dining room along with a separate study and utility room whilst the new lower ground floor level would provide a gym, guest bedroom suite, kitchenette, storage and plant room.



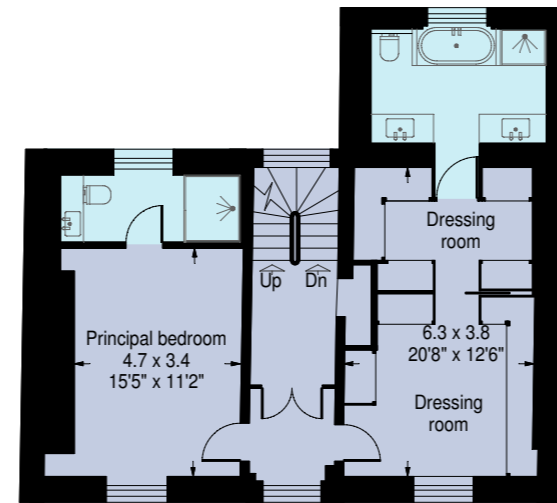
Most importantly, both of these floors would benefit from 2.7m ceiling heights to complement the existing exceptional 3.36m ceiling height on the raised ground floor and the 2.58m ceiling height on the first floor which would be redesigned to create a dedicated principal suite occupying the entire floor.

The second (top) floor features 2.34m ceiling heights and will benefit from an additional Velux window in one of the bedrooms, in addition to which, the entire property would also benefit from centralised air conditioning throughout.

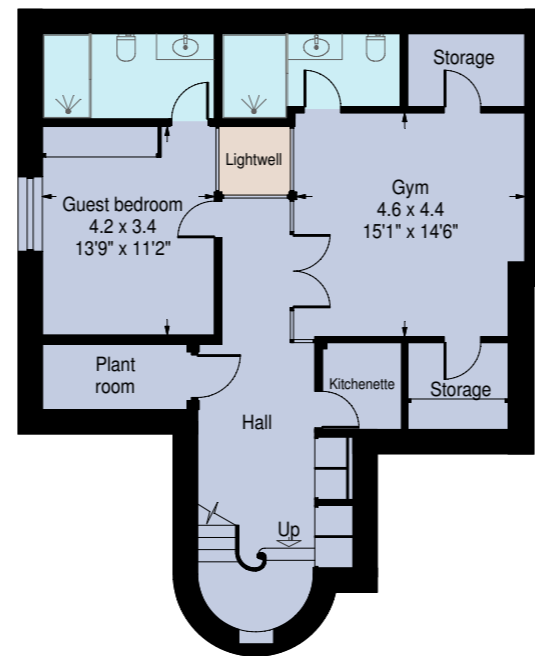


GARDEN FLOOR

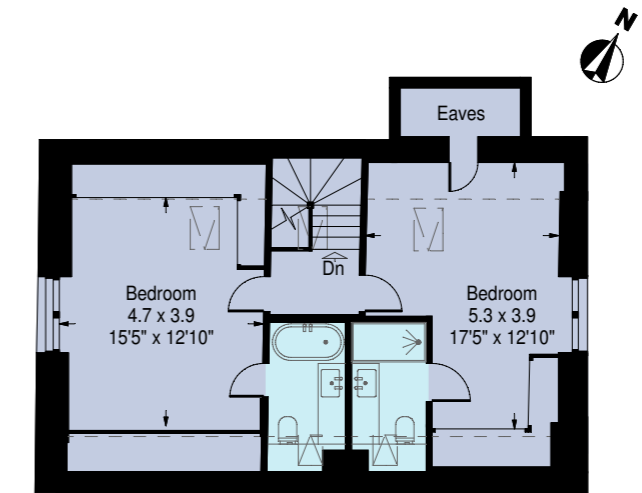
CARLTON HILL LONDON NW8
Gross Internal Area
4,434 sq. ft. / 412 sq. m.



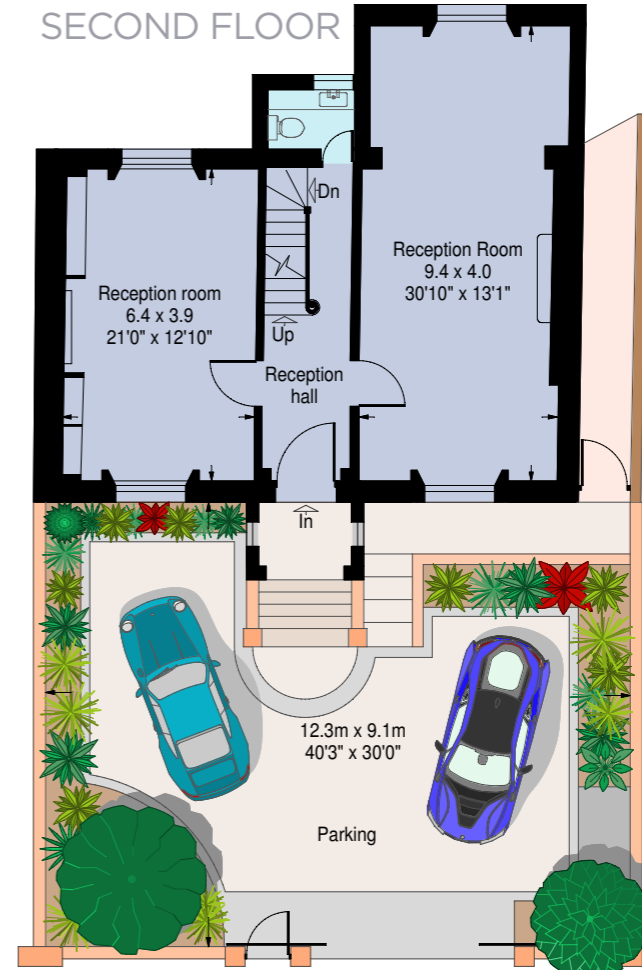
FIRST FLOOR



LOWER GROUND FLOOR



SECOND FLOOR



RAISED GROUND FLOOR

PROPOSED FULLY CONSENTED FLOOR PLANS

FREEHOLD

COUNCIL TAX: BAND H (WESTMINSTER)

GUIDE PRICE: £8,250,000

JOINT SOLE SELLING AGENT

ASTON CHASE

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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.