



CLIFTON HILL

St. John's Wood
London
NW8

Asking Price
£4,250,000

Sole Agent

A charming and spacious Grade II listed Victorian Stucco fronted house. The property is arranged over three floors offering excellent family accommodation comprising of a principal bedroom with en-suite bathroom and dressing area, two further bedrooms, a further en-suite bathroom, shower room, dual aspect reception room, study, dining room, family room, spacious eat-in kitchen, guest cloakroom and utility room, and beautiful front and back gardens.

Clifton Hill is located within walking distance of The American School in London and the closest high streets and Underground Stations are Maida Vale (Bakerloo Line) and St John's Wood (Jubilee Line).

ASTON CHASE

67-71 Park Road
Regent's Park
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Subject To Contract

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Freehold



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ACCOMMODATION

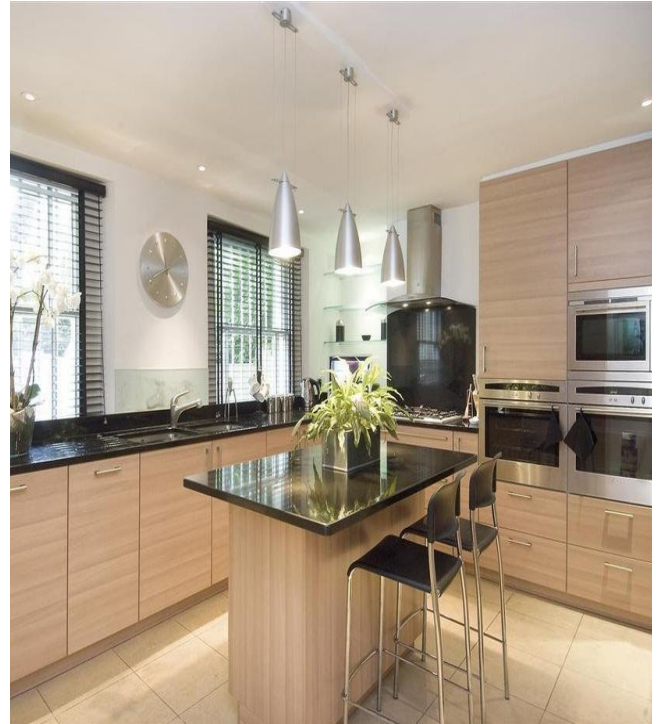
- Principal Bedroom with Dressing Room and En-Suite Bathroom
- 2 Further Bedrooms
- 1 Further Bathroom (En-Suite)
- 1 Shower Room
- Double Reception Room
- Dining Room
- 2 Studies
- Eat-In Kitchen
- Utility Room
- Guest Cloakroom

AMENITIES

- Front Garden
- Rear Garden
- Permit Parking

COUNCIL TAX: H

EPC RATING: 32



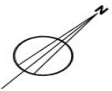
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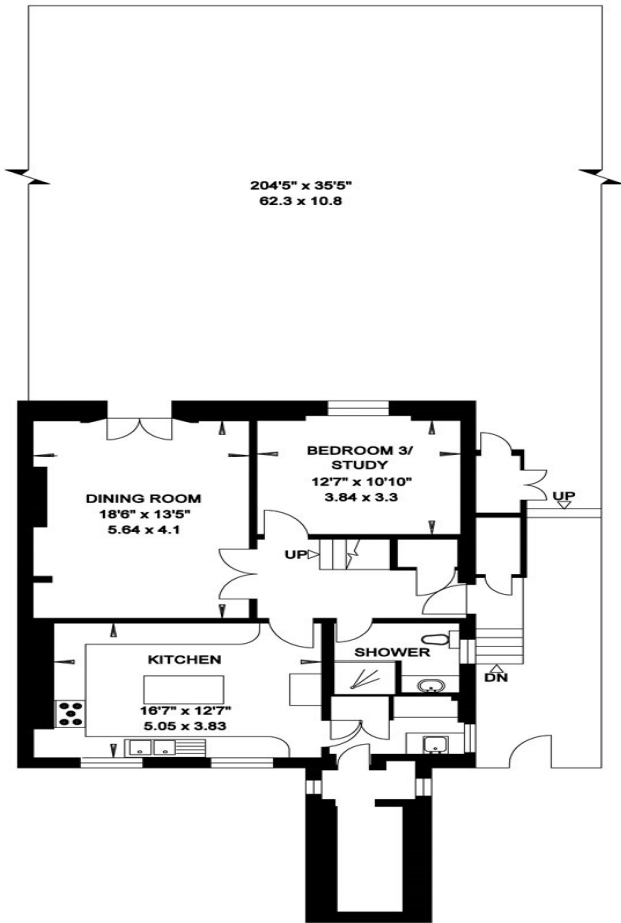


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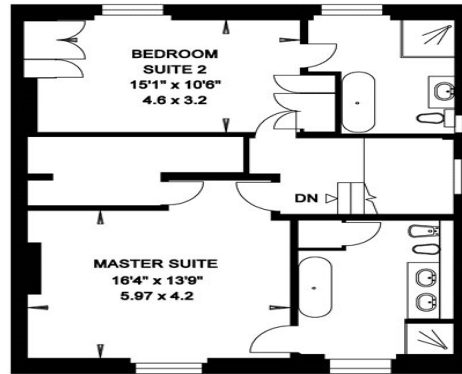


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LONDON NW8

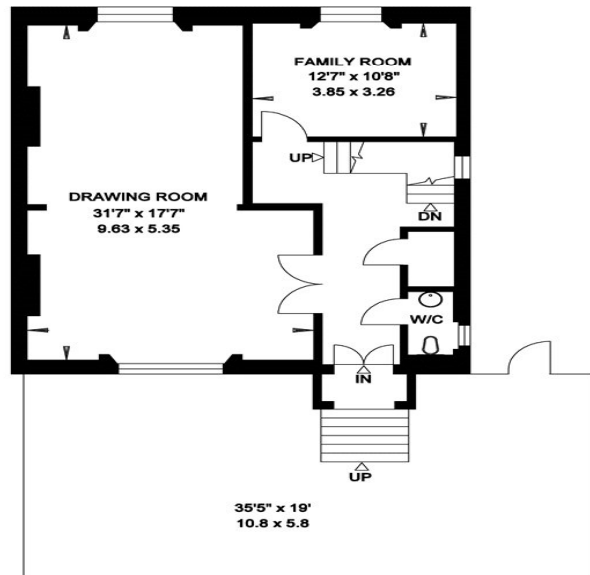
Gross Internal Area = 241 sq. metres
2600 sq. feet



LOWER GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	36
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.