



CLIFTON HILL

ST JOHN'S WOOD NW8

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AN OPPORTUNITY TO ACQUIRE A DETACHED
LOW BUILT PROPERTY (235 SQ M/2,527 SQ
FT) PROMINENTLY SITUATED IN THIS SOUGHT
AFTER LOCATION. THIS ATTRACTIVE FAMILY
HOME IS IN NEED OF MODERNISATION BUT
OFFERS POTENTIAL TO SUBSTANTIALLY
EXTEND THE PROPERTY BY WAY OF APPROVED
PLANNING CONSENTS. FURTHER BENEFITS
INCLUDE OFF STREET PARKING FOR 3 CARS
AND FRONT AND REAR GARDENS.









ACCOMMODATION

- Kitchen
- Living Room
- Dining Room
- Study/Bedroom 4 with En-Suite Bathroom
- Reception Room
- Principal Bedroom with En-Suite Bathroom
- Two Further Bedrooms
- Family Bathroom
- Guest Cloakroom
- Utility Room

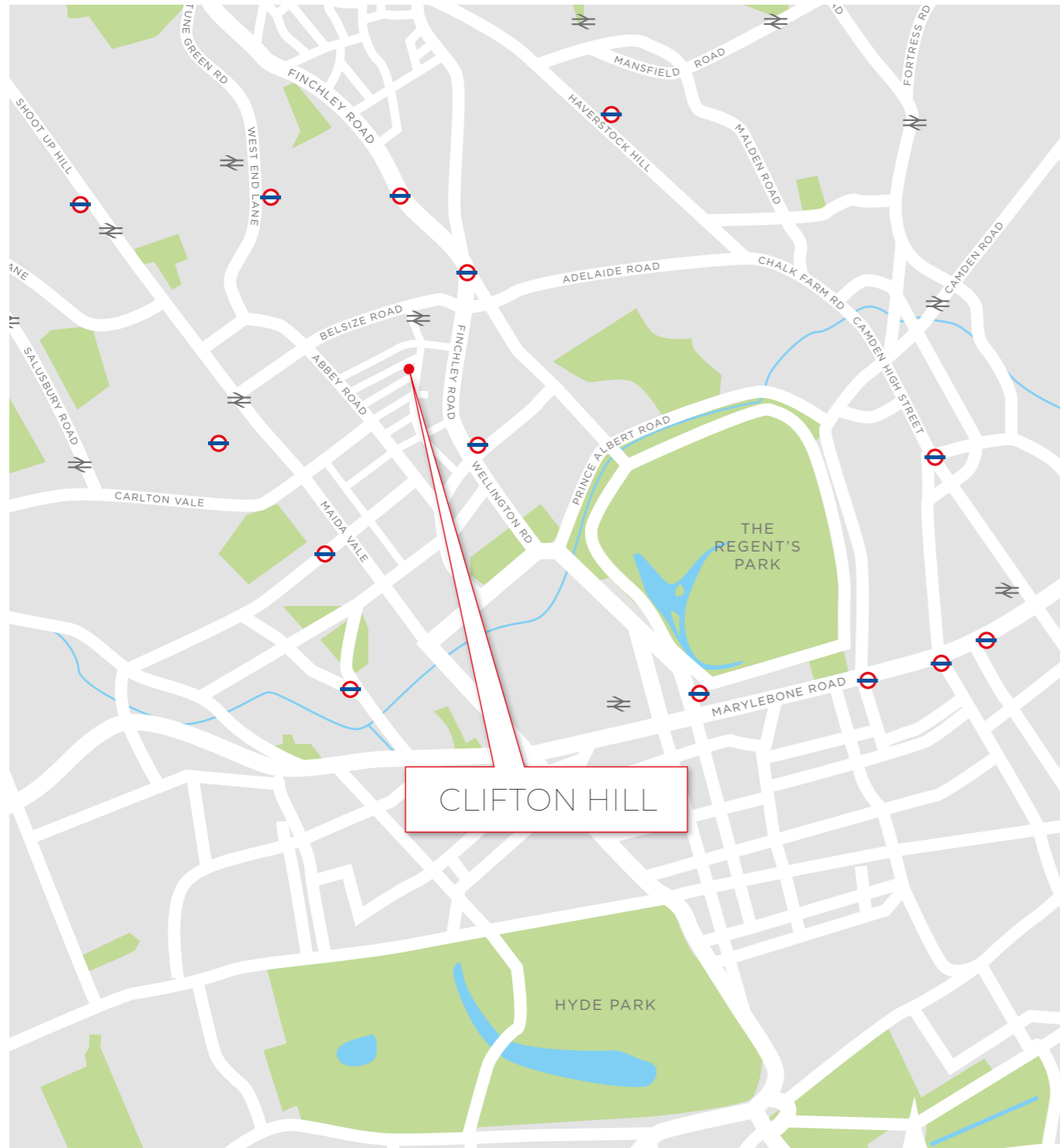
AMENITIES

- Approved Planning Consent to extend to in excess of 3100sq.ft
- Scope to extend further Subject to Planning Permission
- Off Street Parking for 3 cars
- Front and Rear Gardens









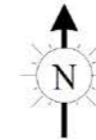
Clifton Hill is conveniently situated in this sought after road within close proximity of St John's Wood High Street with all its fashionable shops, restaurants and Underground Station (Jubilee Line). The American School in London (ASL) is also within walking distance.



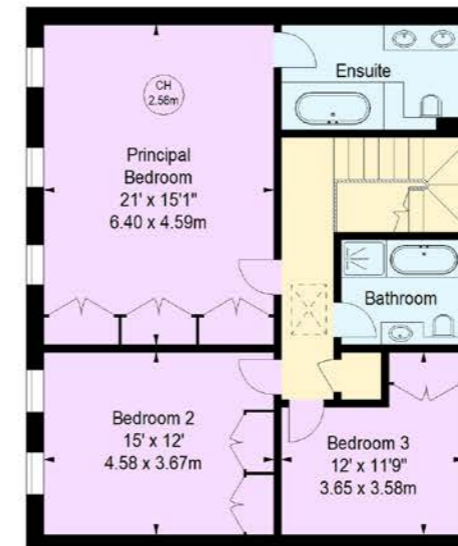
GROUND FLOOR

EXISTING FLOORPLANS

Approximate Gross Internal Area
234.77 sq m / 2,527 sq ft



Key :
CH - Ceiling Height



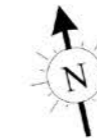
FIRST FLOOR

PROPOSED FLOORPLANS

Approximate Gross Internal Area
288.83 sq m / 3,109 sq ft



Key :
CH - Ceiling Height



FREEHOLD

ASKING PRICE: £4,350,000

COUNCIL TAX: WESTMINSTER BAND H

EPC: E

SOLE 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.