



CLIFTON HILL

St John's Wood
London
NW8

Guide Price
£4,950,000

Joint Sole Agent

A rare three storey, 4-bedroom semi-detached Grade II Listed family home (266.53 sq m/2,869 sq ft), unusually wide and spacious and presented in good condition throughout, spacious entertaining, high ceilings, lots of natural light and a beautiful landscaped rear garden with Studio.

ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com

CLIFTON HILL

St John's Wood
London
NW8

Guide Price
£4,950,000
Subject To Contract

Joint Sole Agent

Freehold

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

COUNCIL TAX: H



ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

ACCOMMODATION

- Drawing Room
- Sitting Room / Study
- TV/Family Room
- Kitchen / Breakfast Room
- Dining Room / Conservatory
- Principal Bedroom with En-suite Bathroom
- 3 Further Bedrooms (One En-Suite Shower Room)
- Family Bathroom
- Shower Room
- 2 Guest Cloakrooms
- Utility Room
- Large Garden Studio to be used as Office or Gym

AMENITIES

- Cloaks Cupboard
- Storeroom
- Large Garden Shed
- Bike Store
- Large Loft Storage
- 55ft Landscaped Rear Garden and Front Paved Garden
- Partial Underfloor Heating

astonchase.com



ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

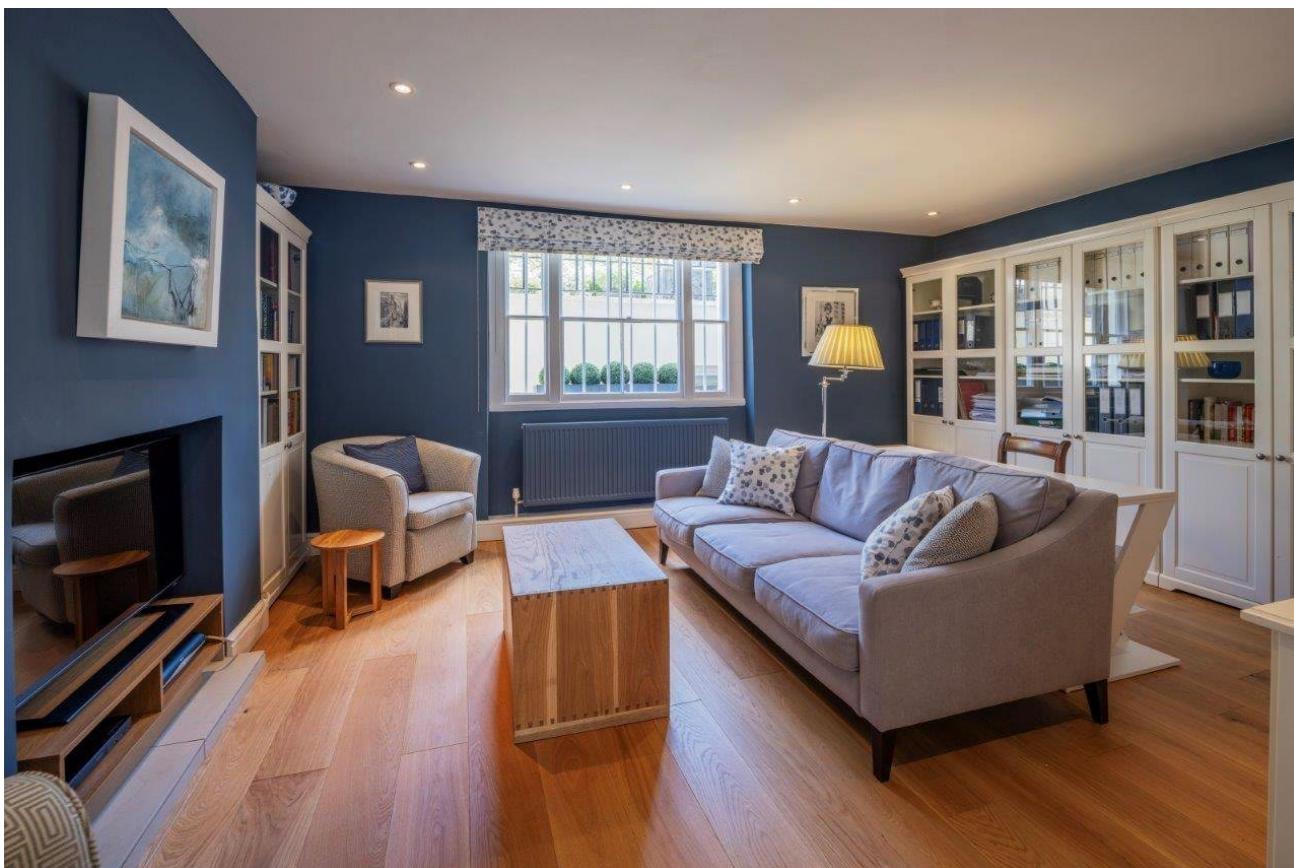
astonchase.com



ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com



ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

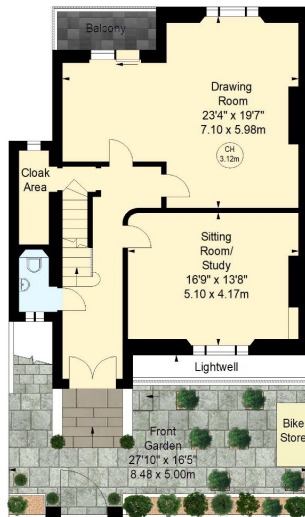
astonchase.com



ASTON CHASE



Lower Ground Floor



Raised Ground Floor

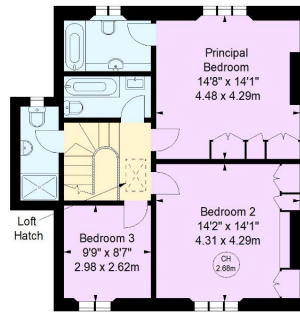
Clifton Hill, St Johns Wood, NW8

Approximate gross internal area
2,869 sq ft / 266.53 sq m

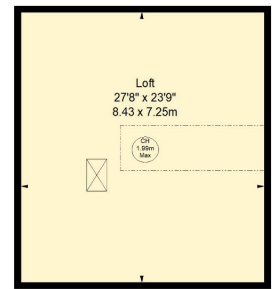
(Including Studio & Excluding Loft & Shed)

Studio
60 sq ft / 5.57 sq m
Loft
659 sq ft / 61.22 sq m
Shed
47 sq ft / 4.37 sq m

Key:
CH - Ceiling Height



First Floor



Loft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
© Orange Tree Photography

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com



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.