

ASTONCHASE

astonchase.com

69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



**CLIFTON HILL
ST JOHN'S WOOD
LONDON, NW8**

**£750 PER WEEK
SUBJECT TO CONTRACT**

PRINCIPAL AGENT

This newly refurbished second floor flat is set within a period conversion. This apartment comprised of three double bedrooms (two en-suite bathrooms), fully fitted open plan kitchen, reception room and family bathroom.

Located on a tree lined road, Clifton Hill is ideally located for all of the local amenities of St John's Wood and is within a short walking distance to St John's Wood Underground Station (Jubilee Line) and Maida Vale Underground Station (Bakerloo Line).

ASTONCHASE

astonchase.com

69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



ACCOMMODATION

- Reception Room
- Fully Fitted Open Plan Kitchen
- Principal Double Bedroom
- Further Two Double Bedrooms
- Three Bathrooms (Two En-Suite)

AMENITIES

- Built In Storage
- Entry Phone System
- Wooden Flooring Throughout

COUNCIL TAX Westminster (Band D)

EPC RATING: E

ASTONCHASE

astonchase.com

69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



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.



CLIFTON HILL, NW8 0JT

Approx. Gross Internal Floor Area 865 sq ft. / 80.36 sq.m

Approx. Gross Internal Floor Area Including Restricted Heights 950 sq ft. / 88.26 sq.m



For Illustration Purposes Only - Not To Scale Floor Plan by www.mcgphotosstudio.com Ref: No. 10024
This floor plan should be used as a general guide for guidance only. Any intending purchaser or viewer should satisfy themselves by inspection or otherwise as to the correctness of such statement. Any errors, misstatements or omissions stated are approximate and should not be used to value property or be the basis of any claim or act.

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	40	40
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.