



CLIFTON HILL

St John's Wood
London
NW8

Asking Price
£2,985,000

Sole Agent

A charming well-presented semi-detached Grade II Listed freehold period villa (198.2 sq m/2,133 sq ft) situated on the south side of this sought after tree lined street.

The house provides bright and spacious well-planned accommodation arranged over three floors only.

The property would ideally suit a young family, downsizers, a rental investor or alternatively, it may also appeal to applicants predominantly looking at apartments attracted by the ability to easily lock-up and leave this home which also benefits from excellent off-street parking and low overheads.

ASTON CHASE

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

astonchase.com

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Subject To Contract

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Freehold

53 Clifton Hill is enviably located between Loudoun Road and Abbey Road thus within just 0.4 miles to The American School in London (ASL). Excellent transport facilities include multiple bus routes on Abbey Road, South Hampstead Overground (Rail Station) and St John's Wood Underground Station (Jubilee Line). The nearby shops and restaurants of Abbey Road, Boundary Road & Blenheim Terrace are just moments away whilst the more extensive amenities of St John's Wood High Street are within 0.9 miles.



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ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom
- 3 Further Bedrooms
- 1 Further Bathroom
- Shower Room
- Dining Room
- Reception Room
- Study
- Kitchen Open Plan with Family/Breakfast Room
- Utility Room
- Guest Cloakroom

AMENITIES

- Landscaped Front Garden with Small Rear Decked Courtyard
- Off-Street Parking for 2 Cars

COUNCIL TAX: H

EPC RATING: D



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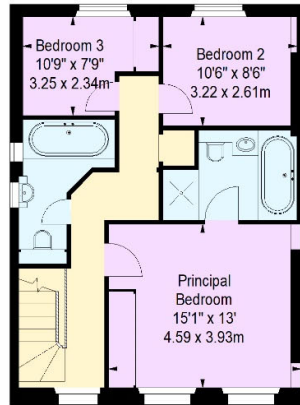
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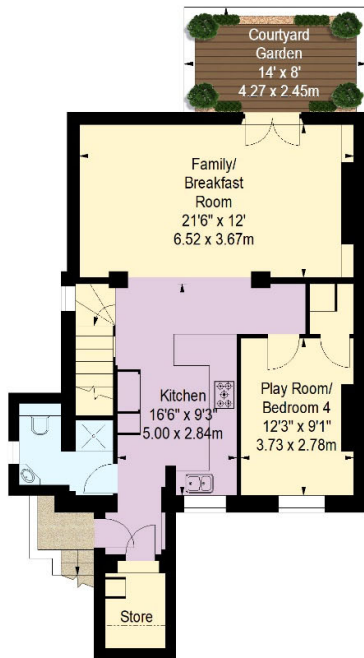


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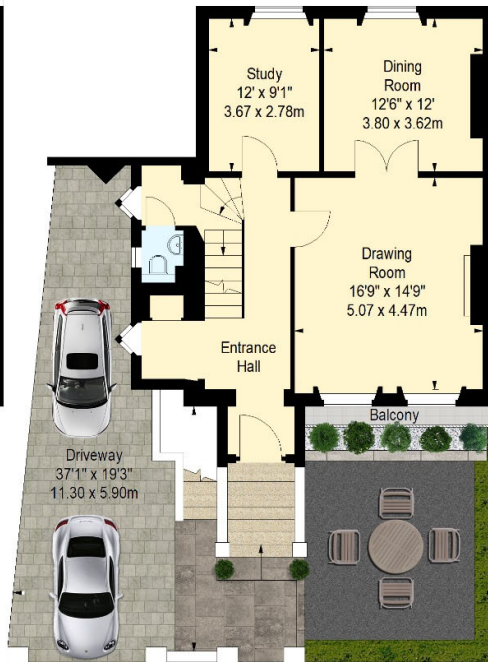
St. John's Wood,
Clifton Hill, NW8
Approximate gross internal area
2133 sq ft / 198.2 sq m



First Floor



Lower Ground Floor



Garden Floor

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.

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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		
(1-20)	G		
		60	79
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.