



## CLIFTON HILL

St John's Wood  
London  
NW8

Asking Price  
£5,995,000

Joint Sole Agent

This beautiful detached 1850's Victorian villa, presents a rare opportunity to restore and reimagine a substantial period residence as an exceptional family home. Rich in original character, the house retains generous proportions, fine ceiling heights, and period detailing throughout, with a large rear garden and the advantage of off-street parking.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
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London  
NW8

Asking Price  
£5,995,000  
Subject To Contract

Joint Sole Agent

Freehold

Arranged over four floors, the property offers considerable flexibility and scale for a purchaser seeking to blend contemporary living with elegant Victorian features. Previously granted planning permission (available to view on request) illustrates the potential for significant enhancements, including a full-width conservatory extension and an additional basement, subject to renewed consent.

Clifton Hill is one of St John's Wood's most sought-after residential addresses, ideally positioned moments from the amenities of the High Street and excellent transport connections via St John's Wood Underground Station. The property also benefits from close proximity to Hampstead Village, Regent's Park, Lord's Cricket Ground, and the world-class shopping, dining, and cultural attractions of Marylebone and the West End.





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## ACCOMMODATION

- Principal bedroom
- Three further bedrooms (2x en-suite)
- Staff bedroom 5 (en-suite)
- Double reception room
- Dining room
- Study
- TV/family room
- Conservatory
- Kitchen/breakfast room
- Cloakroom
- Shower room
- Utility room

## AMENITIES

- Large Rear Garden (46' x 49')
- Off-Street Parking
- Store room
- Extensive eaves storage

COUNCIL TAX: H

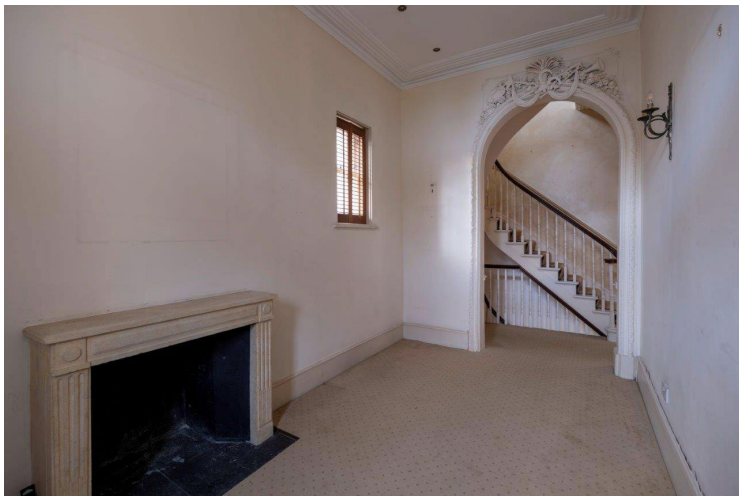
EPC RATING: TBC



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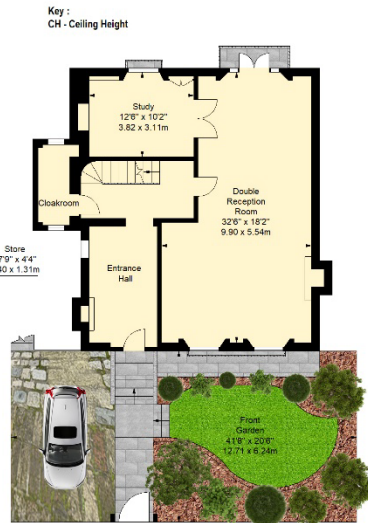




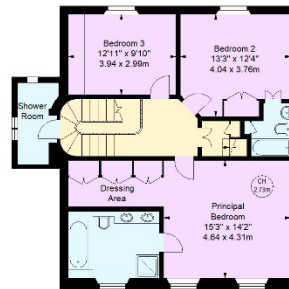
# ASTON CHASE



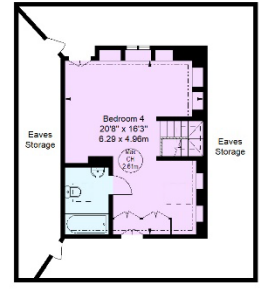
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Clifton Hill,  
St John's Wood, NW8  
Approximate gross internal area  
297.47 sq m / 3202 sq ft  
(Excluding Stores & Restricted Height Under 1.5m)  
Restricted Height Under 1.5m  
60.57 sq m / 652 sq ft  
Stores  
8.73 sq m / 94 sq ft



Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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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.