



CLIFTON HILL

St John's Wood
London
NW8

Guide Price
£4,500,000

Sole Agent

An exceptional opportunity to acquire a substantial six-bedroom semi-detached Grade II listed residence (299.23 sq m / 3,221 sq ft), set on one of St John's Wood's most prestigious and sought-after addresses. Constructed in the 1850s, this elegant period home combines timeless architecture with a rich and distinguished provenance.

The house has been home to several notable residents, including a prominent Marylebone official whose family remained in residence for over 60 years, and Dr Egbert Morland, former editor of The Lancet. From 1970 until 1996, it was also the home of Dr Romeo Vecht, a respected consultant cardiologist.

More recently, the property has served as a much-loved long-term family home. The current owners have enjoyed over three decades here, during which time the house has played host to many cherished

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£4,500,000
Subject To Contract

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Freehold

milestones, from academic and professional achievements to a wedding and the arrival of grandchildren.

The property further benefits from gated off-street parking and a beautifully landscaped 52 ft rear garden, providing a private and tranquil setting for both entertaining and family life. The garden can be accessed from both the ground floor kitchen and directly from the basement sitting room via French windows, creating a wonderful connection between indoor and outdoor living. In the warmer months, the basement sitting room becomes an especially inviting space, with the doors open to the garden and views of the greenery beyond.

In addition, the lower floor offers excellent versatility and can be configured as a self-contained two-bedroom apartment, ideal for guests, extended family, or potential rental income.

Ideally located, Clifton Hill lies within easy walking distance of St John's Wood High Street, with its collection of boutique shops, cafés, and restaurants, as well as St John's Wood Underground Station (Jubilee Line). Excellent transport links also include nearby West End Lane, offering convenient Thameslink services for easy access to the City. The renowned American School is also within close proximity.



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ACCOMMODATION

- Drawing Room
- Dining Room
- Kitchen / Breakfast Room
- Family Room
- Study
- 2nd Kitchen / Utility
- Principal Bedroom with en-suite Bathroom
- 5 Further Bedrooms (1 en-suite Shower Room)
- Family Bathroom
- Shower Room
- Cloakroom

AMENITIES

- Gated Off Street Parking for 1 car
- 52ft Rear Landscaped Garden
- Storeroom
- Eaves Storage
- Garden Shed

COUNCIL TAX: H

EPC RATING: TBC



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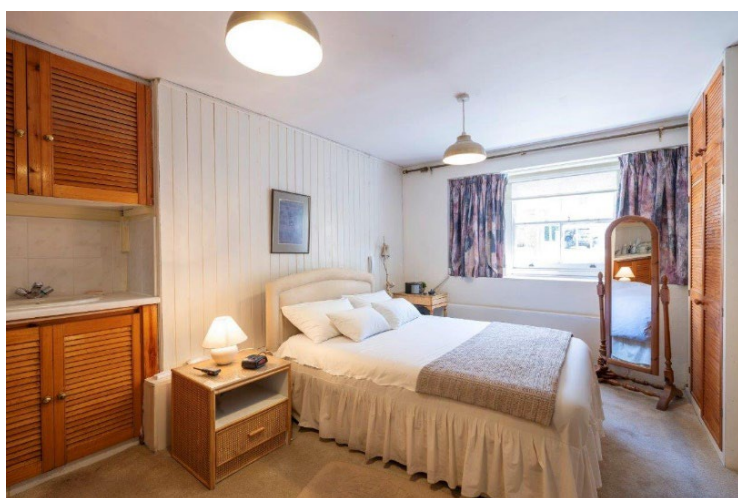
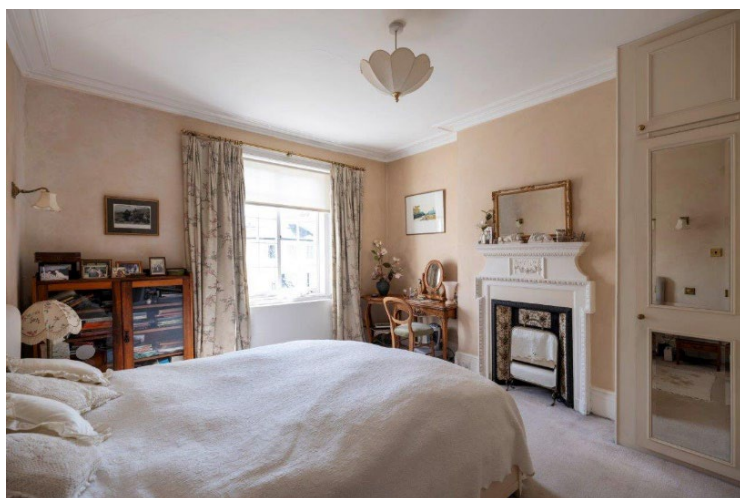
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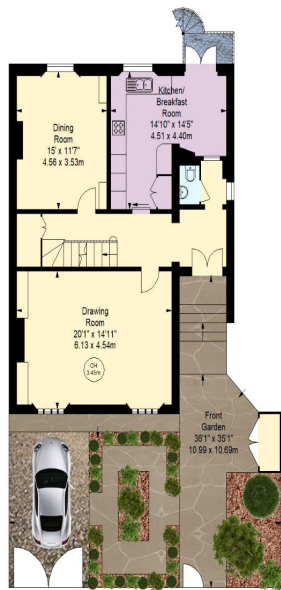
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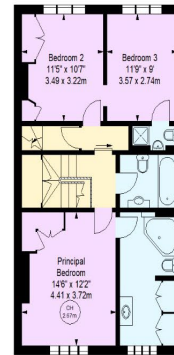
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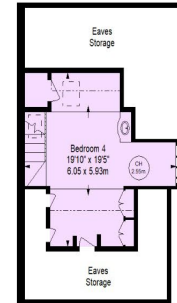
Garden Floor



Raised Ground Floor



First Floor




Second Floor

Clifton Hill,
St John's Wood, NW8
Approximate gross internal area
3221 sq ft / 299.23 sq m
(Including Eaves Storage)
Eaves Storage
329 sq ft / 30.56 sq m



Key:
CH - Ceiling Height

 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.