



## CARLTON HILL

St John's Wood  
London  
NW8

Asking Price  
£10,950,000

Joint Sole Agent

Occupying a prominent corner plot on one of St. John's Wood's most coveted streets, this exceptional six/seven bedroom detached home has been masterfully reimaged by New York architect Steven Gambrel.

Behind its restored historic façade, tall ceilings, refined architectural detailing and impeccable finishes create a home of rare scale and sophistication.

Designed for modern family living and entertaining alike, the ground floor unfolds into expansive living accommodation, including a striking kitchen and dining area opening directly onto beautifully landscaped wraparound gardens.

# ASTON CHASE

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Asking Price  
£10,950,000  
Subject To Contract

Joint Sole Agent

Freehold

A versatile garage/summer house and secure off-street parking for four cars complete the setting.

Upstairs, five beautifully appointed bedrooms are paired with three bathrooms with the first floor dedicated to the principal suite with a separate office.

A self contained sixth guest/nanny suite with a walk-in wardrobe and en-suite sits on the lower ground floor. The basement offers an extraordinary collection of leisure spaces, including a music room, gym, bar and dramatic cinema room with soaring five-metre ceilings.

Set within the peaceful, tree-lined surroundings of Carlton Hill, the house is moments from the boutiques, cafés and restaurants of St John's Wood High Street.

COUNCIL TAX: H  
EPC RATING: D



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## ACCOMMODATION

- Kitchen / Breakfast Room
- Reception Room
- Dining Room
- Family Room
- Study
- Cinema
- Snug / Sitting Room
- Gym
- Principal bedroom with dressing room and en-suite bathroom.
- 4/5 Further bedrooms (All En-Suite)
- Shower Room
- Cloakroom

## AMENITIES

- Passenger Lift
- Ample Storage Rooms
- Gated Off Street Parking for 3 cars.
- Double Length Garage
- Plant Room
- Landscaped garden to three sides

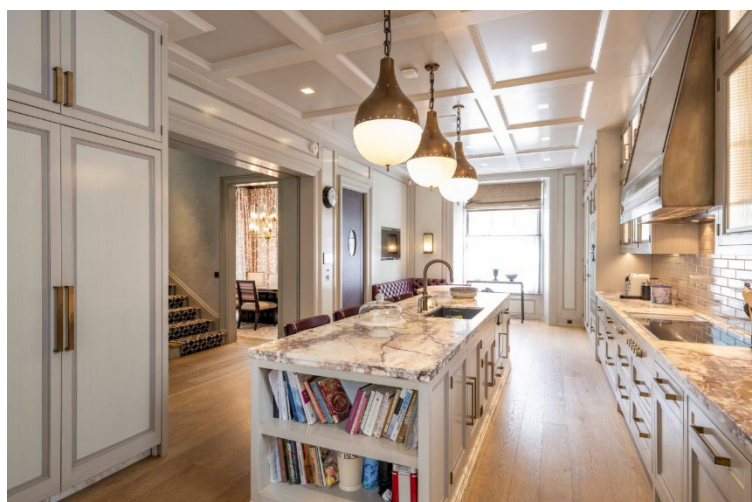


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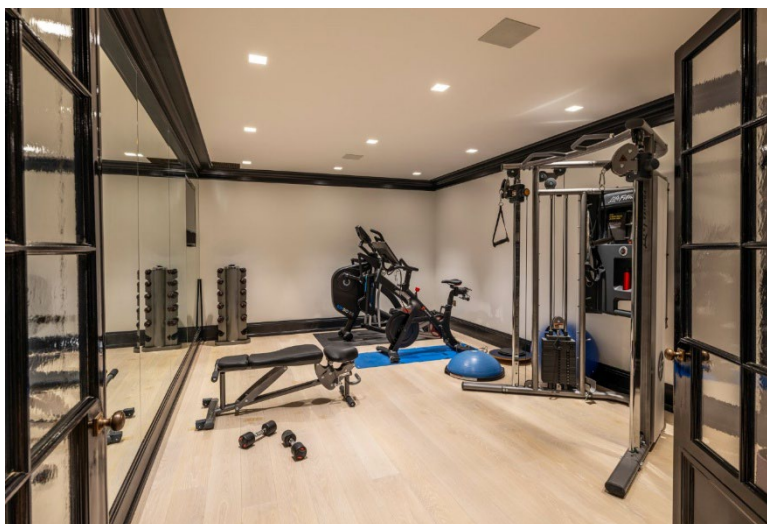
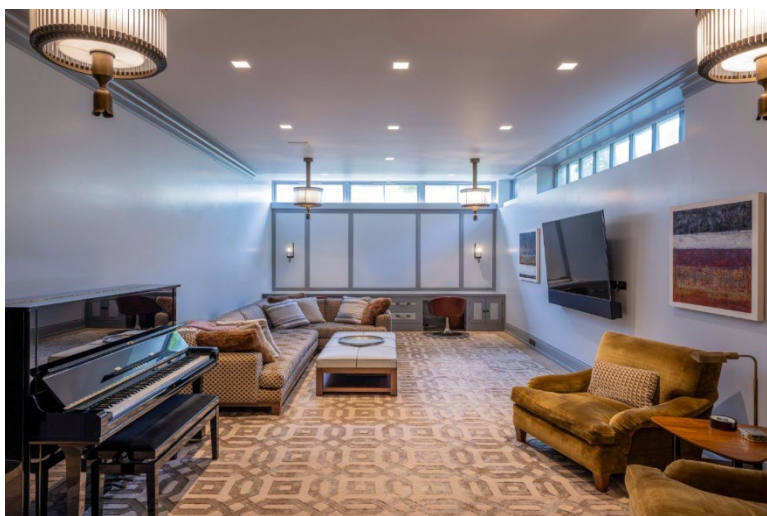
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## Carlton Hill, NW8

Approximate Gross Internal Area 6191 sq ft - 575.16 sq m  
 (Including Garage & Plant Room)  
 Garage 199 sq ft - 18.49 sq m  
 Plant Room 131 sq ft - 12.17 sq m

Key :  
 CH - Ceiling Height



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 C
39-54	E		
21-38	F		
1-20	G		

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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.

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