



## **CLIFTON HILL**

St John's Wood  
London  
NW8

Asking Price  
£3,895,000

Joint Sole Agent

A well presented 4 bedroom end of terrace period house in this highly sought-after tree lined location in St John's Wood. The house comprises approximately 2,153 sqft/200 sqm and benefits from an open plan kitchen/dining room and a family area leading directly to the 75' south facing rear garden.

# ASTON CHASE

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

astonchase.com

## CLIFTON HILL

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London  
NW8

Clifton Hill is located on the west side of St John's Wood within half a mile of The American School of London as well as the amenities of St John's Wood High Street and St John's Wood Underground Station (Jubilee Line).

Asking Price  
£3,895,000  
Subject To Contract

Joint Sole Agent

Freehold



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## ACCOMMODATION

- Principal Bedroom with Dressing and Ensuite Bathroom
- 3/4 Further Bedrooms
- Family Bathroom
- Study/Bedroom 5
- Drawing/Dining Area
- Kitchen//Breakfast Room
- Family Room
- Guest Cloakroom

## AMENITIES

- Roof Terrace
- 68ft Southerly Facing Garden
- Residents Parking

COUNCIL TAX: H

EPC RATING: D



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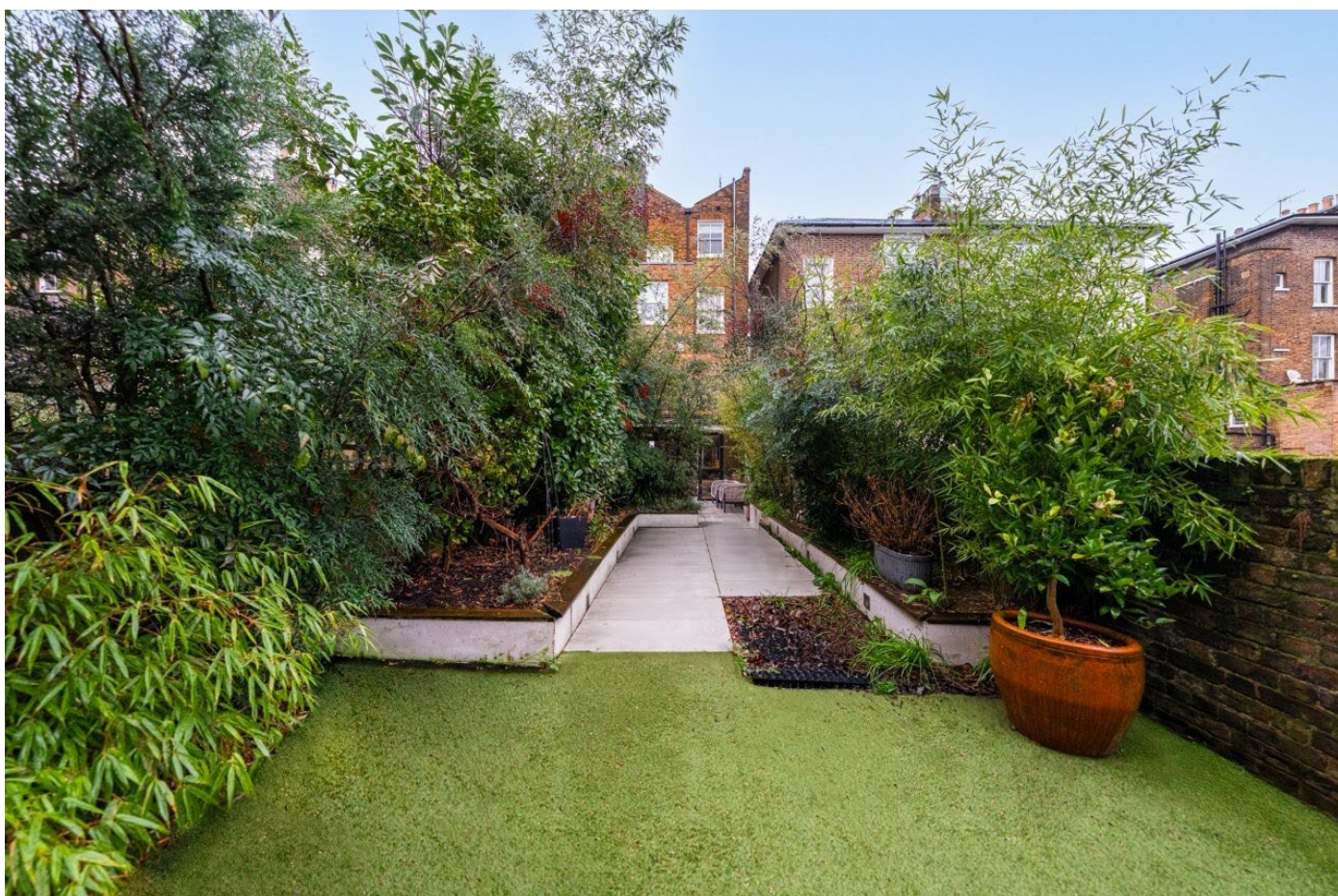
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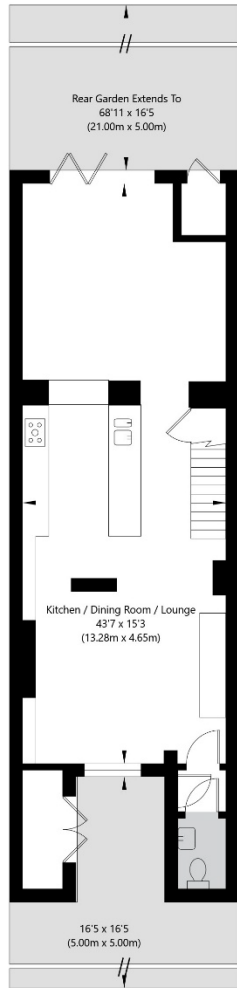
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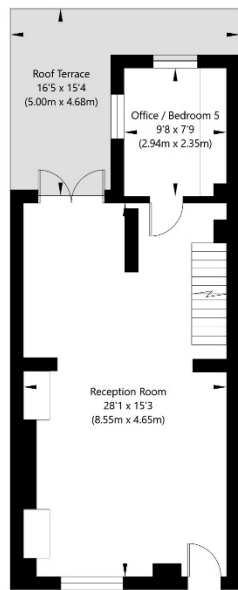


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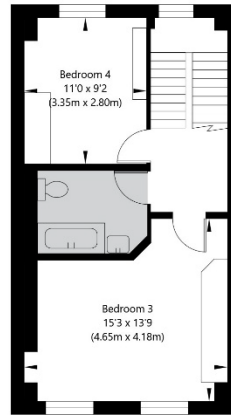
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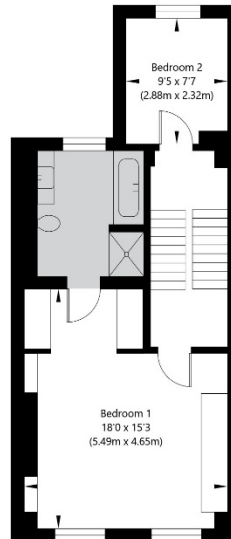
Lower Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 64.9 SQ M / 699 SQ FT



Raised Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 47.02 SQ M / 506 SQ FT



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 40.83 SQ M / 439 SQ FT



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 47.25 SQ M / 509 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 200 SQ M / 2153 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
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.