



**96 Clifton Hill  
St John's Wood, NW8 0JT**

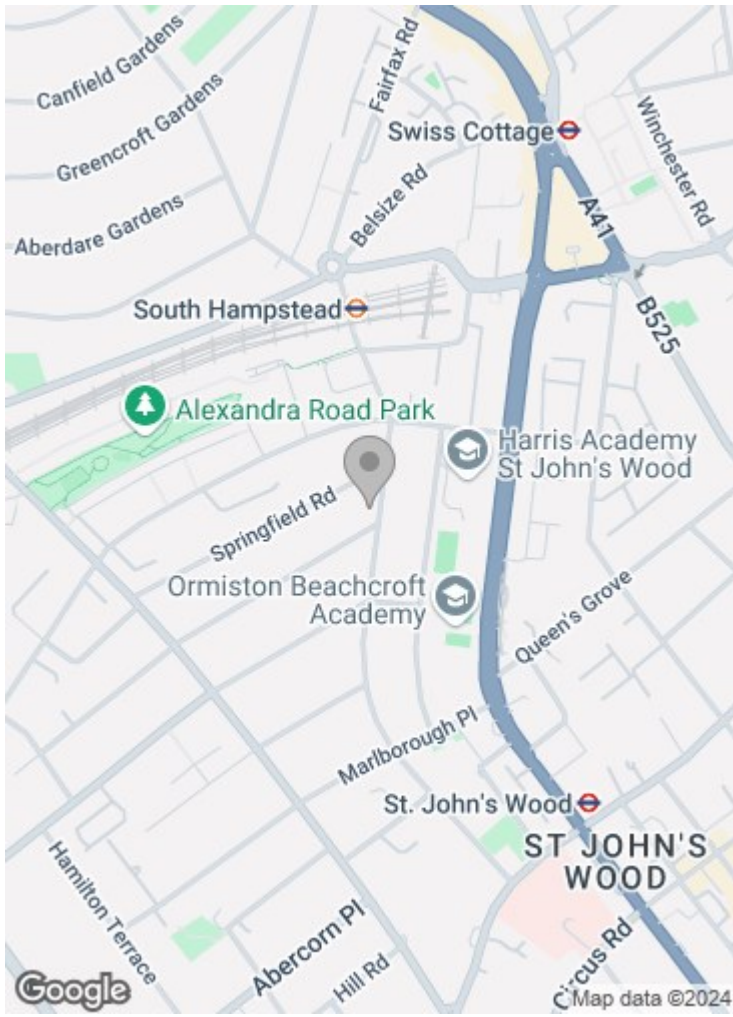
**£1,100 per week**

We are delighted to offer this newly refurbished, three bedroom, second floor apartment set on a beautiful tree lined street in St John's Wood. Offered in immaculate condition and with an exceptional amount of light throughout the property, the accommodation comprises three bedrooms and three bathrooms (two en suite) with a beautiful large open plan reception.

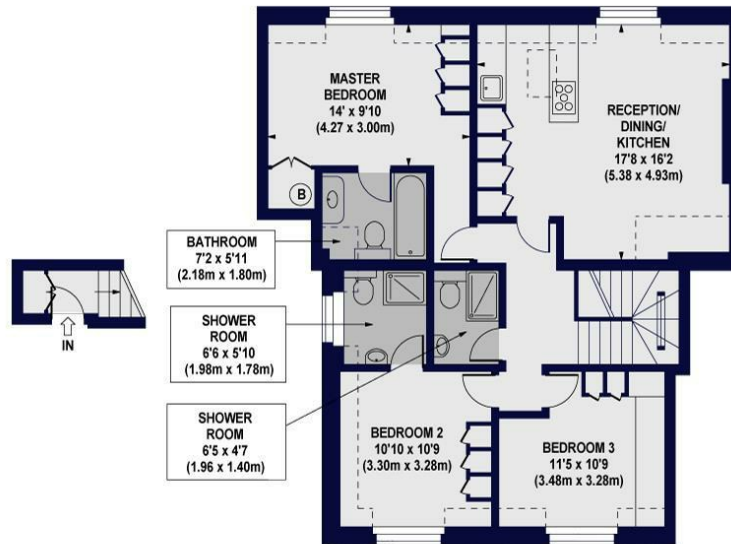
Clifton Hill is enviably located between Hamilton Terrace and Abbey Road, within close proximity to the American School in London (ASL), and to all of the amenities of St John's Wood High Street and the beautiful Regents Park.

St John's Wood Underground Station (Jubilee Line) and Maida Vale (Bakerloo Line) are close by.

Please note sharers are not accepted.



**CLIFTON HILL, NW8 0JT**  
 Approx. Gross Internal Floor Area 865 sq ft. / 80.36 sq.m  
 Approx. Gross Internal Floor Area Including Restricted Heights 950 sq ft. / 88.26 sq.m



**FIRST FLOOR**  
**ENTRANCE**  
**GROSS INTERNAL**  
**FLOOR AREA 24 SQ FT**

**SECOND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 841 SQ FT**

For Information Purposes Only. Not To Scale. Please Refer to www.winkworth.co.uk Ref: NW20244  
 The floor area shown is a general guide to the property and is not intended to be used as a basis for any legal proceedings.  
 Measurements for individual rooms, including walls, are taken to the centre of the room unless otherwise stated.  
 All dimensions are an approximation and should not be used to measure a property on the basis of any sale or lease.



85 - 87 BAYHAM STREET  
 LONDON NW1 0AG

45 CIRCUS ROAD  
 LONDON NW8 9JH

T: +44 0207 1234 152  
 info@phillipsharrod.com

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
A	92-100	A	35-47
B	81-91	B	48-74
C	69-80	C	75-100
D	55-68	D	101-139
E	39-54	E	140-177
F	22-38	F	178-235
G	1-21	G	236-300

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