



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

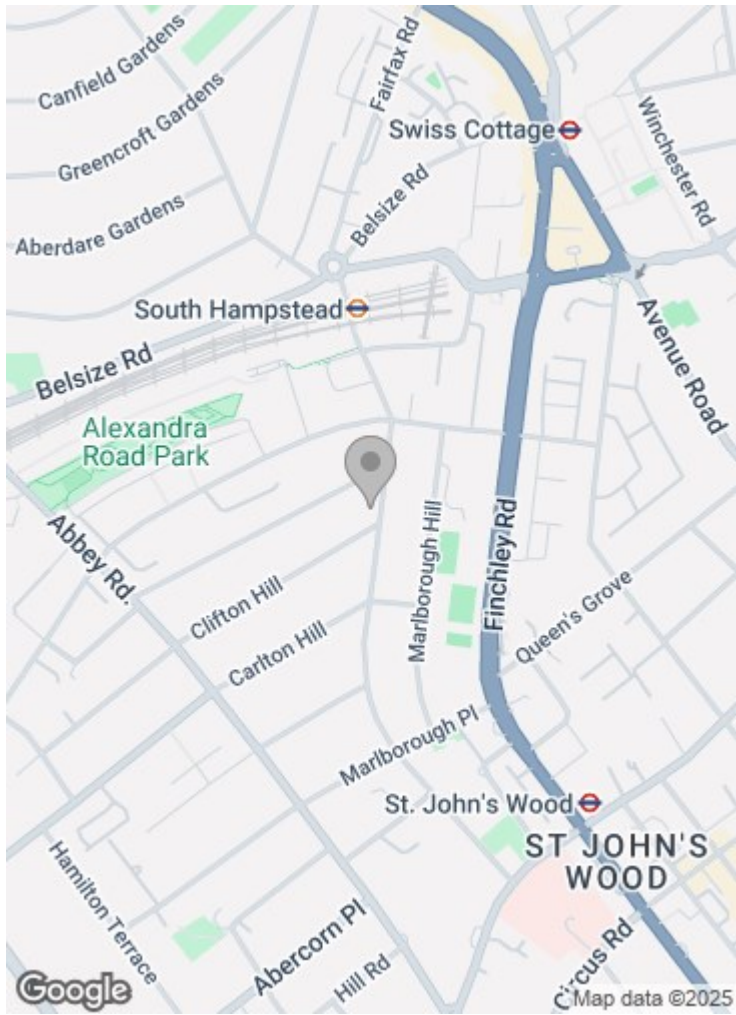
£900 per week

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



For Information Purposes Only. Not To Scale. Please Plan by view independently only. Not for 2024.
 The floor area should be used as a general guide only. Any intending purchaser or tenant should satisfy themselves by independent means as to the accuracy of the floor area.
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Winkworth

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Energy Efficiency Rating		Environmental Impact (CO2) Rating	
Energy Efficiency Rating	Environmental Impact (CO2) Rating	Energy Efficiency Rating	Environmental Impact (CO2) Rating
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

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