

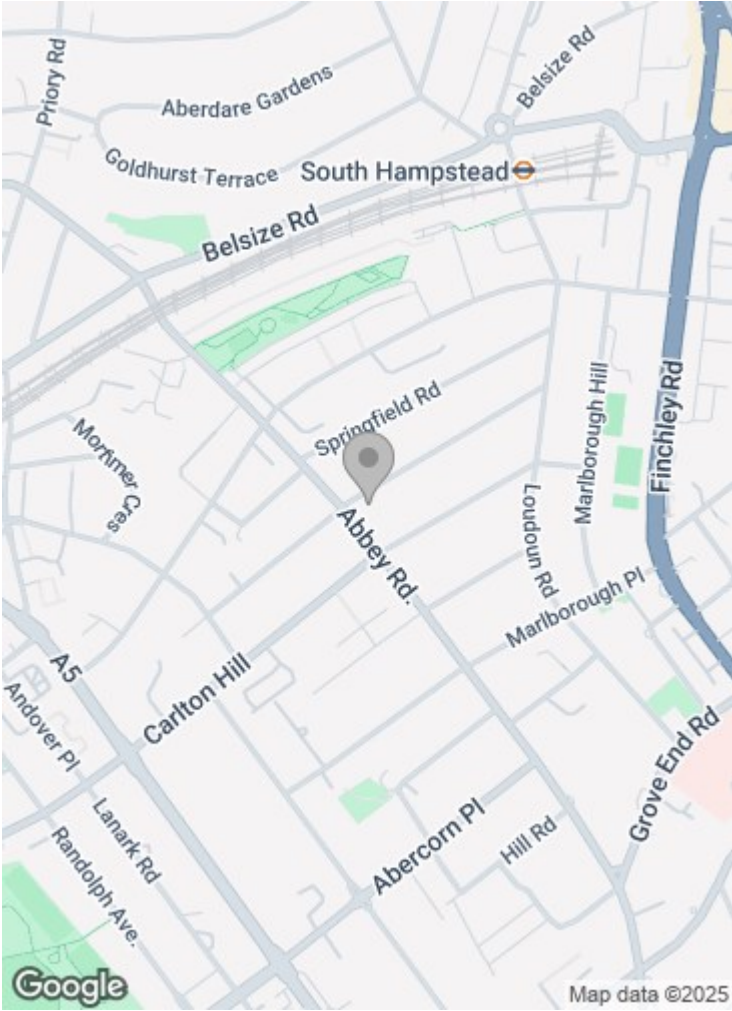


Clifton Hill NW8 0QE

Asking price £2,985,000

A charming well-presented semi-detached Grade II Listed freehold period villa (198.2 sqm/2,133 sqft) situated on the south side of this sought after tree lined street. The house provides bright and spacious well-planned accommodation arranged over three floors only. The property would ideally suit a young family, downsizers, a rental investor or alternatively, it may also appeal to applicants predominantly looking at apartments attracted by the ability to easily lock-up and leave this home which also benefits from excellent off-street parking and low overheads. 3 Bedrooms : Bedroom 4/Playroom : Bathroom : Shower Room : En Suite Bathroom : Guest WC : Reception Room : Dining Room : Kitchen : Family/Breakfast Room : Study : Balcony : Courtyard Garden : Driveway : EPC Rating D

This house is conveniently situated for the American School, shops, restaurants and transport facilities of St John's Wood (Jubilee Line) being on the south side of Clifton Hill between Loudoun Road and Abbey Road.



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particular shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

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