



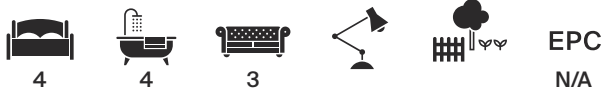
Clifton Hill, St John's Wood NW8



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A spacious four bedroom semi-detached Grade II listed family home (266.53 sq m/2,869 sq ft), arranged over three floors and presented in excellent condition throughout.

The property features generous entertaining spaces, high ceilings, abundant natural light, and a beautifully landscaped rear garden with a studio.



Guide price: £4,950,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H



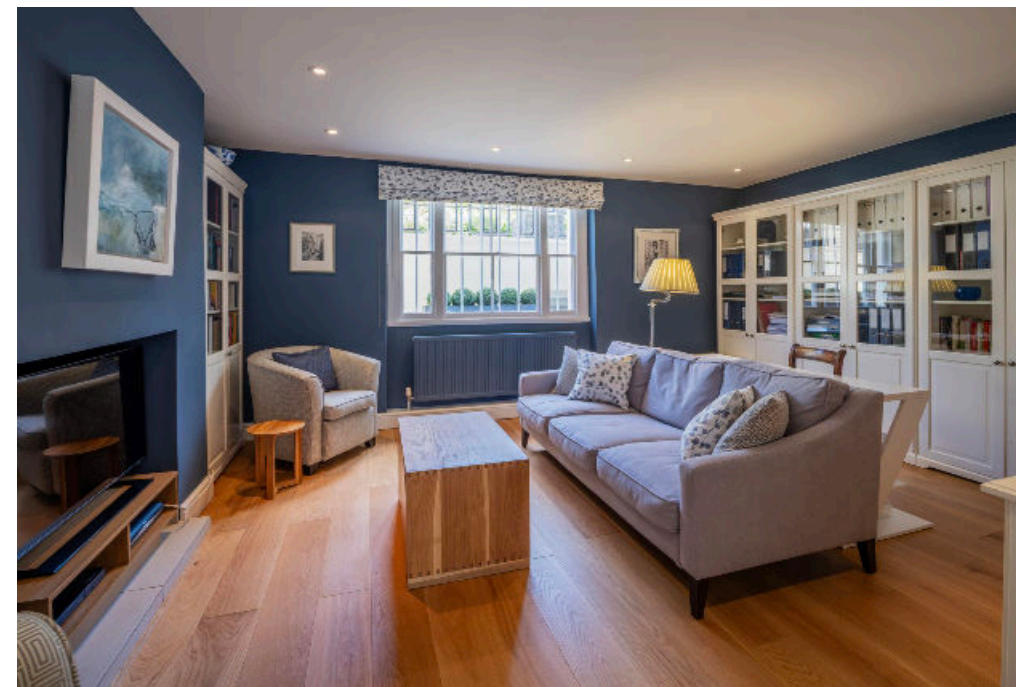
ACCOMMODATION

- Drawing room
- Sitting room/study
- TV/family room
- Kitchen/breakfast room
- Dining room/conservatory
- Principal bedroom with an en suite bathroom
- Three further bedrooms (one en suite shower room)
- Family bathroom
- Shower room
- Two guest cloakrooms
- Utility room
- Large garden studio to be used as an office or gym



AMENITIES

- Cloaks cupboard
- Storeroom
- Large garden shed
- Bike store
- Large loft storage
- 55 ft landscaped rear garden and front paved garden
- Partial underfloor heating







Location

Clifton Hill is conveniently situated on this sought-after road within close proximity of St John's Wood High Street, with all its fashionable shops, cafes and restaurants and The American School in London (ASL).

John's Wood Underground Station (Jubilee Line) and Maida Vale Underground Station (Bakerloo Line) provide excellent links to Bond Street, Waterloo, Canary Wharf and Paddington.







Lower Ground Floor

Key:
CH - Ceiling Height

Clifton Hill,
St Johns Wood, NW8
Approximate gross internal area
2,869 sq ft / 266.53 sq m

(Including Studio & Excluding Loft & Shed)

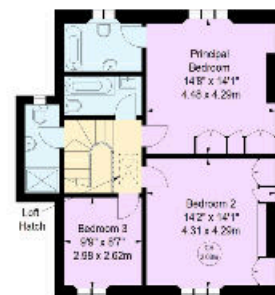
Studio
80 sq ft / 7.57 sq m
Loft
659 sq ft / 61.22 sq m
Shed
47 sq ft / 4.37 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Raised Ground Floor



First Floor



Loft

Knight Frank
St John's Wood
5-7 Wellington Pl
London
NW8 7PB
knightfrank.co.uk

We would be delighted to tell you more

Sam Krisman
+44 20 7483 8337
sam.krisman@knightfrank.com

Declan Selbo
+44 20 7586 2777
declan.selbo@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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