



CLIFTON HILL

London NW8



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Set behind electric gates on one of St John's Wood's most desirable streets, this beautifully reimaged family home unfolds across four floors, offering 4,565 sq ft of exceptional living space.



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EPC

D



Local Authority: City of Westminster

Council Tax band: H

Tenure: Freehold

Guide Price: £8,495,000





The property has been comprehensively refurbished and extended by the current owners, with a striking sense of volume and flow throughout.

The ground floor is arranged as a series of elegant, interconnecting spaces, a large kitchen and family room leading through to an open-plan dining and reception area, all finished in a soft, tonal palette that enhances the natural light. Bi-fold doors at the rear open seamlessly onto the garden, creating the ideal layout for entertaining.

A sculptural white staircase, gently curved and quietly dramatic, connects all floors, anchoring the home.







The first floor is devoted entirely to the principal suite, comprising a generous bedroom, walk-in dressing room, bathroom, shower room and a private sitting room. This floor could easily be reconfigured into two separate bedroom suites, if desired.

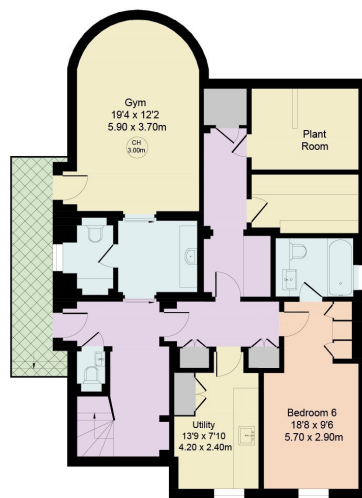
The top floor houses three further bedrooms and two bathrooms, while the newly created lower ground level offers excellent additional space including a gym, guest or staff bedroom with ensuite, a utility room, and a guest cloakroom.

Throughout the home, interiors are crisp and contemporary, with mirrored finishes in the bathrooms, sculptural detailing and excellent ceiling heights. Bay windows grace the curved rear of the house, allowing for wonderful light and lovely architectural charm.

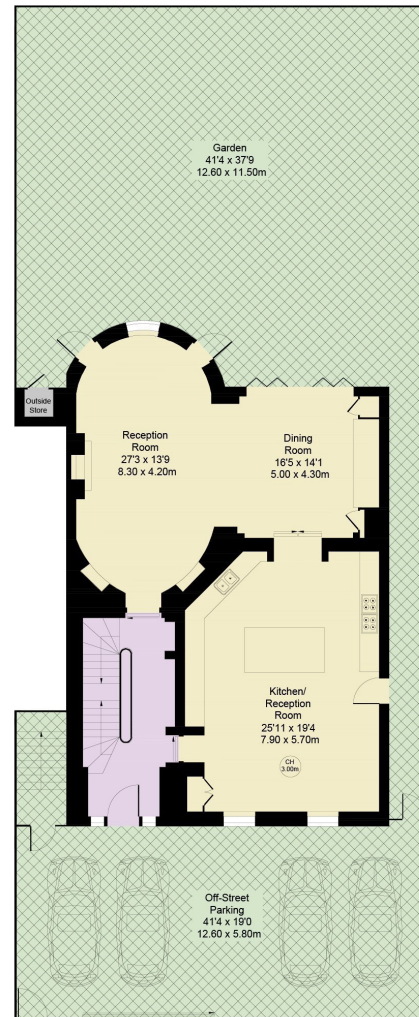




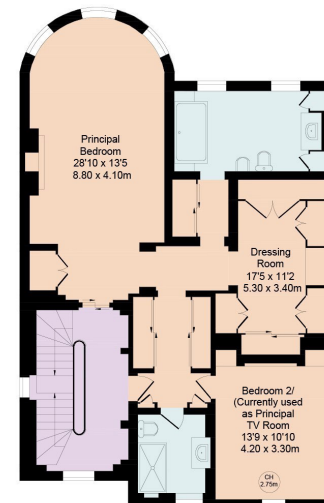
Key :
CH - Ceiling Height



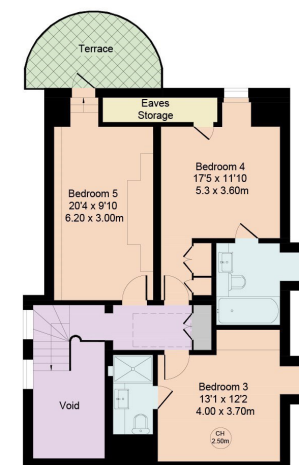
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Approximate Gross Internal Area = 424 sq m / 4565 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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