



CLIFTON HILL

St. Johns Wood NW8







# CLIFTON HILL

Situated on the favoured southeast side of a sought-after cul-de-sac in Clifton Hill, this well-maintained Grade II listed early Victorian detached house retains original features throughout.



5



3



2

EPC

TBC



Local Authority: City of Westminster

Council Tax band: H

Tenure: Freehold

Guide Price: £6,950,000











The raised ground floor has a large dining room to the front and a drawing room overlooking the garden, both rooms have fabulous floor-to-ceiling sash windows, which maximise the natural light, as well as original fireplaces; there is also a cloakroom and coat cupboard. On the lower ground floor is a generous kitchen/breakfast/family room with French doors opening out onto the sunny south facing garden, as well as a utility room and guest w/c.











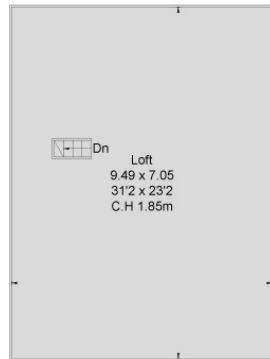
The upstairs accommodation comprises five spacious bedrooms and three bathrooms (two ensuite) on the first and second floors. The garden, which is mainly laid to lawn, has flowerbed borders with a mixture of mature flowering plants and shrubs and an ornamental pond. Accessed from both the garden and the front of the house is a large boiler room that also has plenty of storage space.



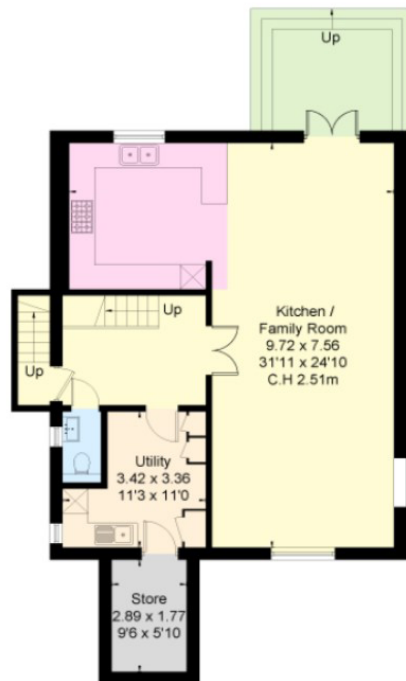




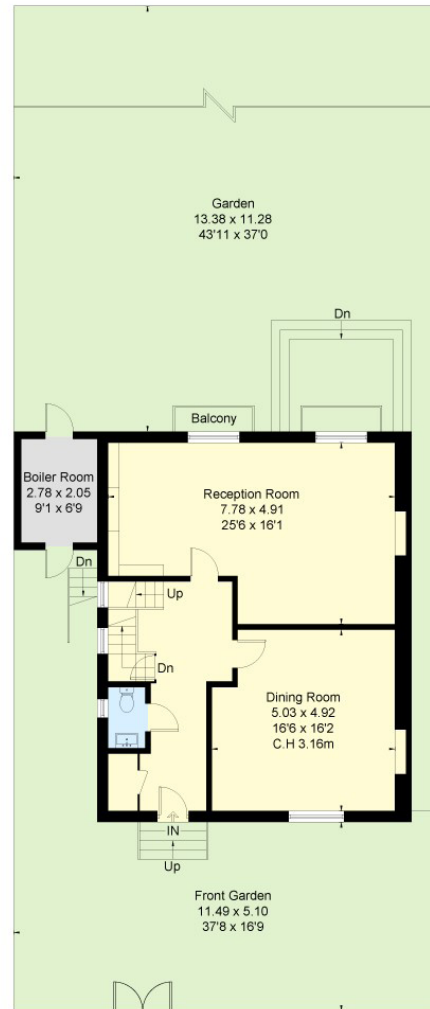




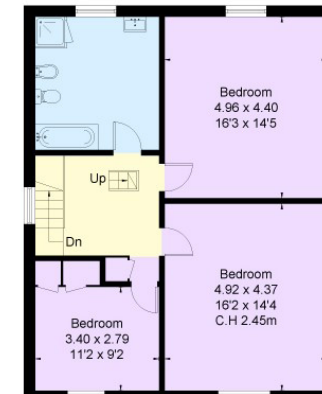
Third Floor



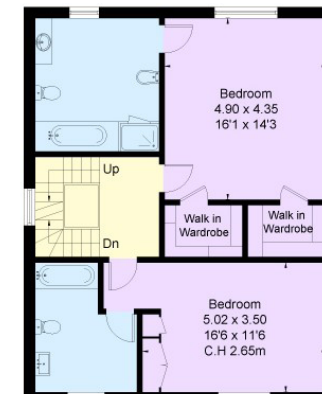
Lower Ground Floor



Ground Floor



Second Floor



First Floor



Approximate Gross Internal Area = 321.6 sq m / 3,462 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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