



**27A Carlton Hill, London
NW8 0JX
Asking price £3,495,000 Freehold**



Carlton Hill, - a prestigious location known for its elegance and charm. This contemporary 1712 Sq ft. (159 Sq m) 1960s townhouse is a true gem nestled on the west side of St John's Wood, just a stone's throw away from the iconic Abbey Road. The property which recently underwent a comprehensive refurbishment boasts a spacious kitchen breakfast room with direct access onto one of the longest gardens in the area. One of the standout features of this property is the off-street parking, ensuring convenience and peace of mind for you and your guests. Located between Abbey Road and Loudoun Road the house is moments away from local shopping and transport facilities as well as a short walk from the American School.

Accommodation includes Entrance Hall, Guest WC, Study, Kitchen Breakfast Room, Dining Area, Drawing Room, Principal Bedroom Suite, A Further Three Bedrooms, Family Bathroom, Terrace, Secure Off Street Parking, 114 Ft South Facing Garden. Potential To Extend Subject To The Necessary Planning Permissions.



Calton Hill, NW8

Approximate Gross Internal Area

159 sq m/ 1712 sq ft

Not to Scale, for identification only



For guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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