



**51 Carlton Hill, St John's Wood  
London NW8 OEL  
Asking price £5,495,000 Freehold**



An imposing semi-detached Victorian residence found in immaculate condition throughout and offering spacious living accommodation and secure gated off-street parking. Set over four floors, the property comprises 3,059 sq. ft. The ground floor comprises a bright and spacious double reception room with period features and sliding doors leading onto the study. The lower ground floor features a large open plan living area, family room, kitchen, and dining area. There is also an en-suite bedroom which is currently being used as a gym and opens up onto a large south facing garden. On the upper floors, the property offers five bedrooms, two with en-suites, and an additional family bathroom. Carlton Hill is located in close proximity to the shopping and transport facilities of St. John's Wood High Street and is within walking distance to The American School in London. The property is also just minutes away from the amenities of Little Venice, Maida Vale, Paddington, the picturesque Regent's Canal, and Lords Cricket Ground.





# CARLTON HILL LONDON NW8 0EL

Approximate Floor Area = 284.2 sq m / 3059 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only @djd london #66196

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