



**53 Clifton Hill, London
NW8 0QE
Asking price £2,750,000 Freehold**

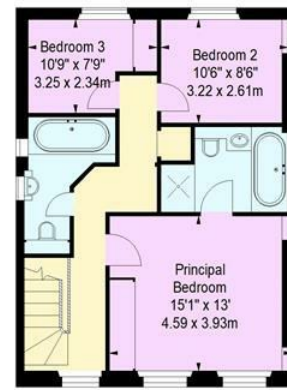
A characterful stucco, semi-detached, Grade II listed period villa, spanning 2,133 sq. ft and located on the south side of Clifton Hill, one of St John's Wood's most desirable addresses. The property is well appointed and has the unique benefit of being arranged over just three floors only, making the house suitable for those looking to downsize or families with young children. This residence also features a low maintenance courtyard garden, making the house perfect for those considering a flat. 53 Clifton Hill is positioned between Loudoun Road and Abbey Road, just 0.4 miles from The American School in London. Nearby transport links include several bus routes on Abbey Road, South Hampstead Overground, and St John's Wood Underground Station (Jubilee Line). The shops and restaurants of Abbey Road and Blenheim Terrace are just moments away, with St John's Wood High Street located 0.9 miles from the property.



St. John's Wood,
Clifton Hill, NW8
Approximate gross internal area
2133 sq ft / 198.2 sq m



Lower Ground Floor

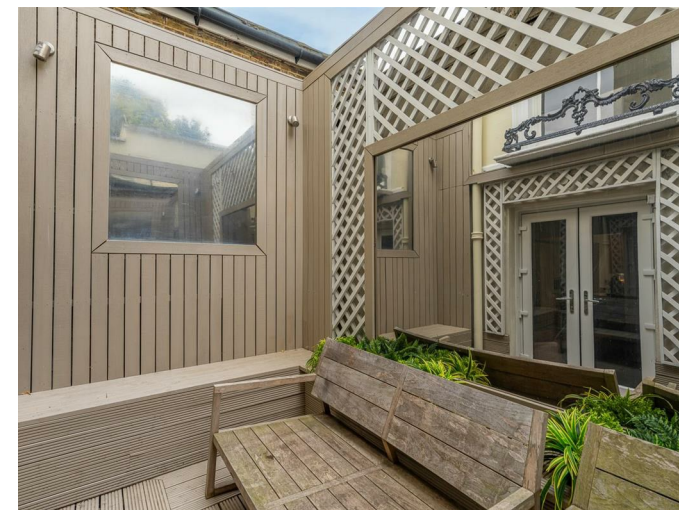


First Floor



Garden Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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