





### KEY FEATURES

Garden

Garage

Freehold

Grade II listed mid-19th century freehold 3 bedroom house featuring a garden and garage, located on Carlton Hill.



Situated between Maida Vale and St John's Wood this house, forming part of an elegant gothic-style building, comprises of bright open plan reception room, kitchen/dining room leading to a outside space, a drawing room, principal bedroom with en-suite, as well as two other spacious bedrooms, enjoy the benefits of a front and rear garden and garage.



3 BEDROOM



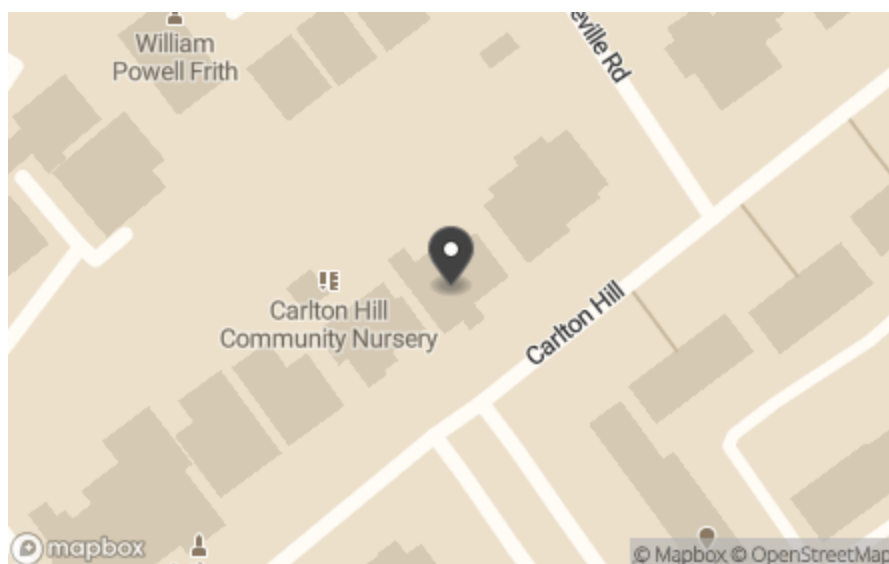
2 BATHROOM



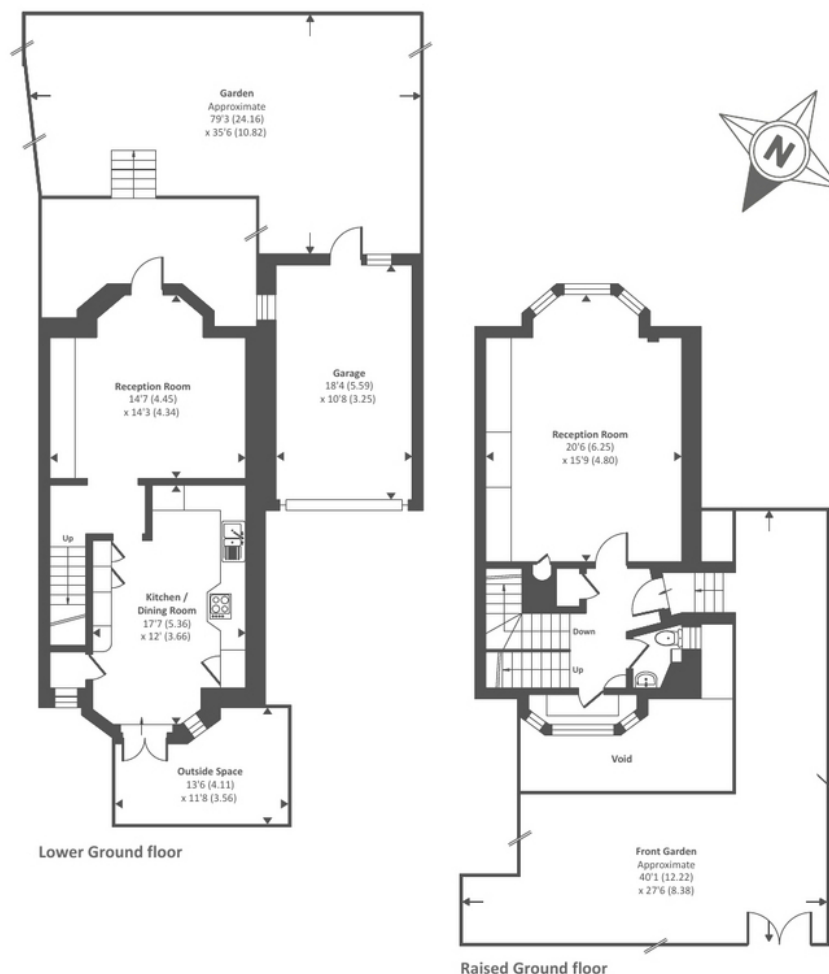


## LOCATION

Carlton Hill is located close to the shopping facilities and amenities of St. John's Wood High Street (approx. 1 mile away) and St. Johns Wood underground station (Jubilee Line) is approx. 0.7 miles away. The property is also conveniently located approx. 0.4 miles from Maida Vale Station (Bakerloo Line). The American School, Abercorn School, Regent's Park and Little Venice are also in close proximity.







Approximate Area = 1770 sq ft / 164.4 sq m  
 Limited Use Area(s) = 14 sq ft / 1.3 sq m  
 Garage = 196 sq ft / 18.2 sq m  
 Total = 1980 sq ft / 183.9 sq m  
 For identification only - Not to scale

## TERMS

Price: £3,000,000

Tenure: Freehold

Council Tax Band: D

Viewing: By appointment only

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