

CHARMILL

RESIDENTIAL



Clifton Court, St John's Wood NW8
£1,150,000 Share of Freehold



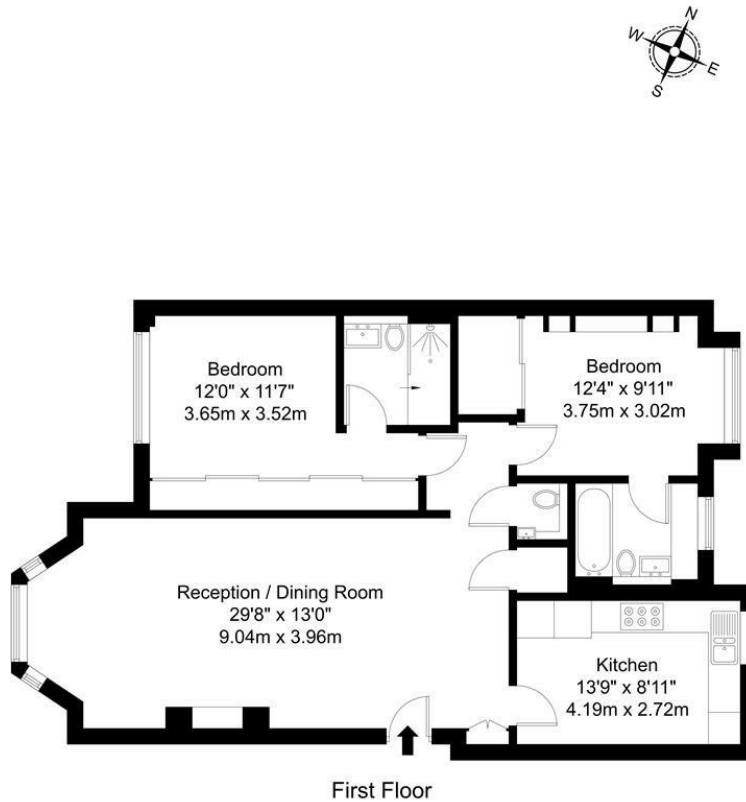
Situated on the first floor of a sought after Mock Tudor style block is this charming two double bedroom apartment. The property comprises a south west facing reception/dining room with a working feature fireplace, an eat-in kitchen, two double bedrooms with fitted wardrobes, an en-suite shower room off the principal bedroom, an en-suite bathroom off the second bedroom and a cloak room. Furthermore the apartment benefits from ample storage space, a porter, communal gardens and off street parking.

Clifton Court is positioned moments from the picturesque Regent's Canal and all of the shops, cafes and restaurants on Clifton Road. Warwick Avenue station (Bakerloo line) and St John's Wood station (Jubilee line) are 0.6 miles and 0.9 miles away respectively. Paddington station is also within easy reach, offering Circle, District, Bakerloo and Hammersmith & City lines together with National Rail services and the Heathrow Express providing access to Heathrow Airport in 15 minutes as well as the new Elizabeth line connecting you to Canary Wharf in just 18 minutes.



CLIFTON COURT

Floor Plan

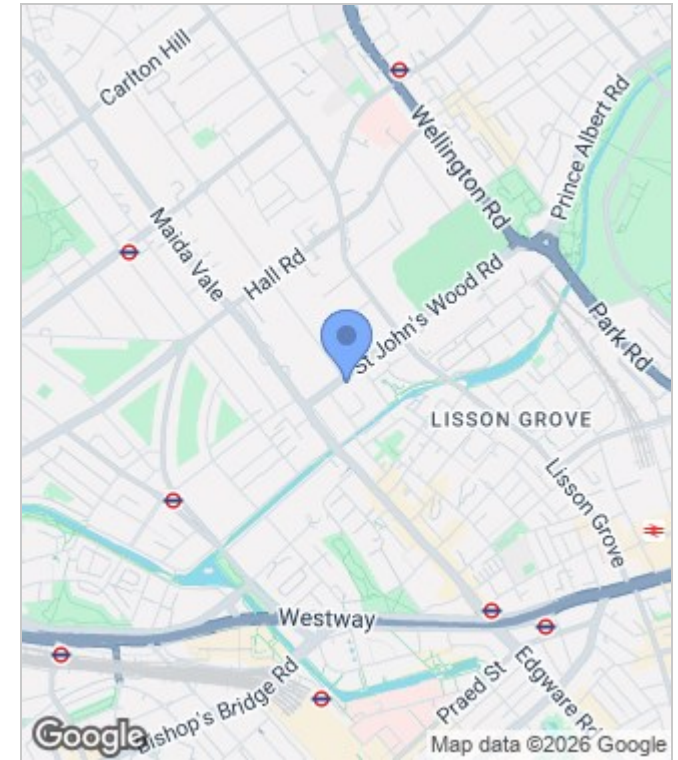


Clifton Court, Northwick Terrace, NW8

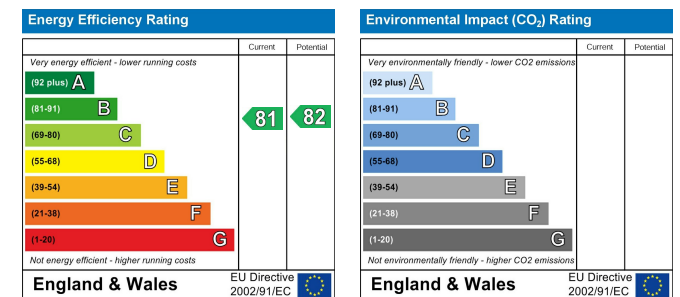
Total Gross Internal Area = 91.5 sq m / 985 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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