



CARLTON HILL

St John's Wood NW8



A STYLISH AND CONTEMPORARY THREE BEDROOM DUPLEX

Spanning the top two floors of this impressive building, this beautifully designed residence offers an exceptional blend of space, light, and modern living.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Share of freehold, plus leasehold with approximately 966 years remaining

Service charge: Approximately £5,000 per annum (includes insurance), reviewed annually*

Asking Price: £2,000,000







CARLTON HILL, ST JOHN'S WOOD NW8

The property features three well-proportioned bedrooms, including a stunning principal suite complete with an impressive en suite bathroom. A stylish family bathroom serves the remaining bedrooms, all thoughtfully designed for comfort and practicality.

At the heart of the home is a bright, spacious open-plan kitchen and living area, ideal for everyday living and entertaining. Large windows frame attractive leafy views, bringing a sense of calm and greenery into the space.

Further benefits include access to a well-maintained communal garden and terrace, perfect for relaxing outdoors, as well as a dedicated parking space for added convenience.



*Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.



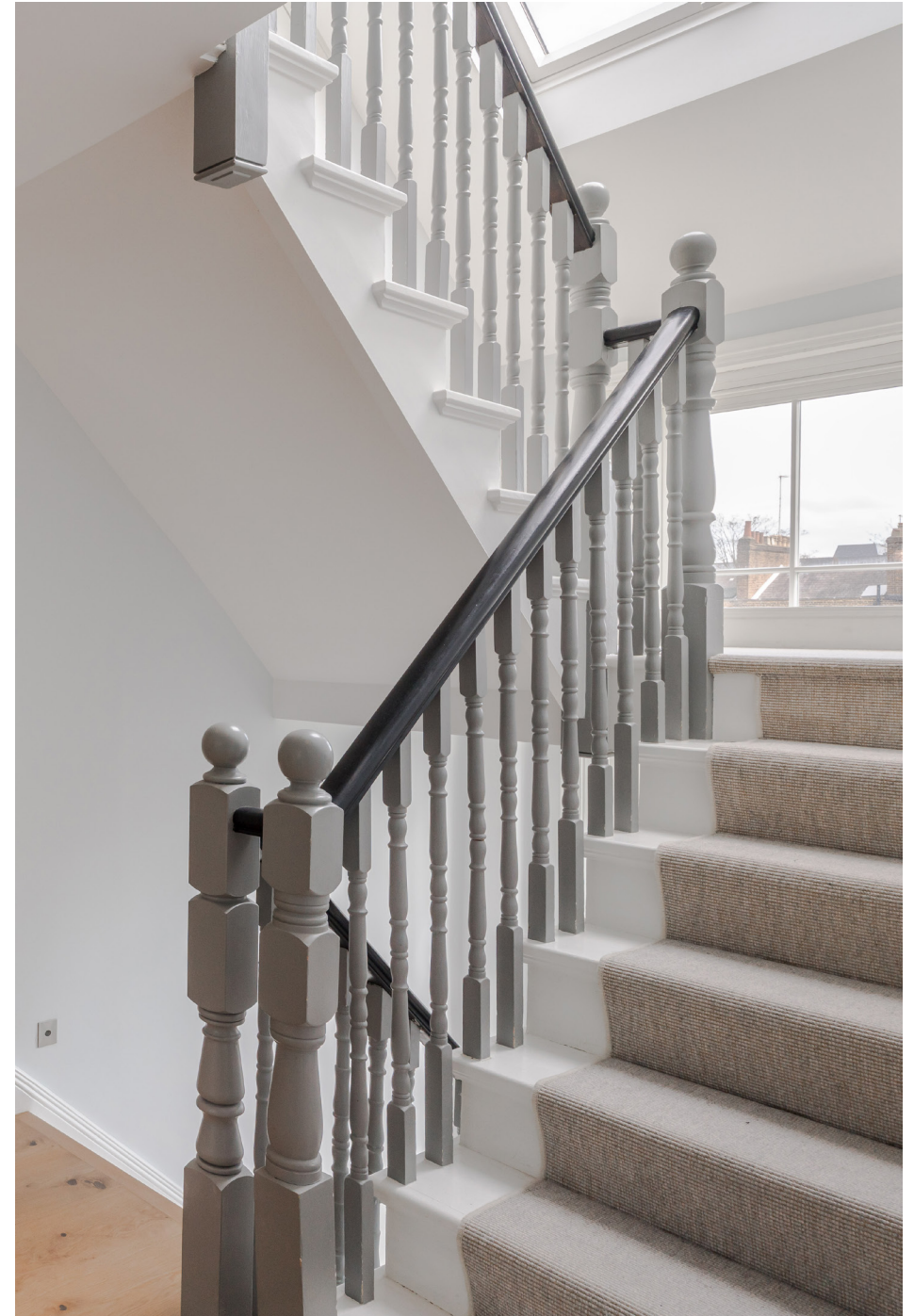


LOCATION

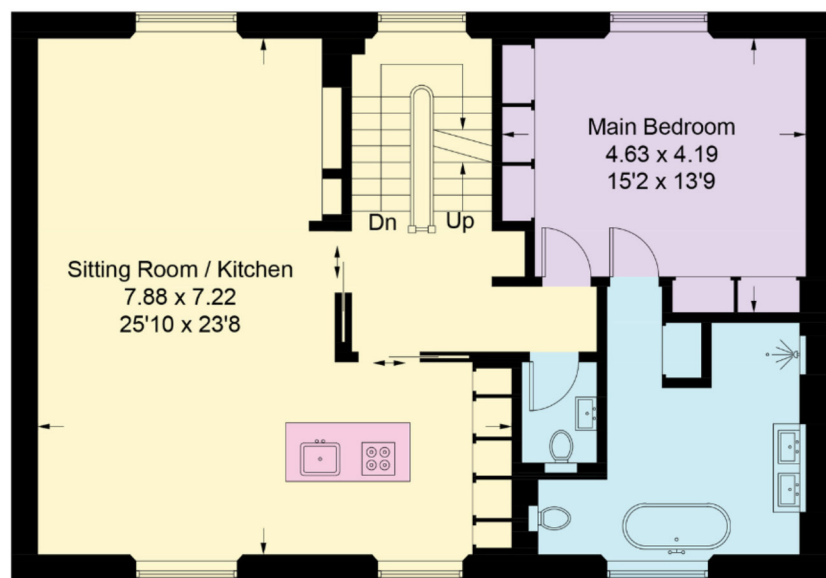
Located in the heart of St John's Wood, Carlton Hill is a peaceful, tree-lined street lined with period homes.

St John's Wood is a well-established residential area with wonderful shops, restaurants and transport facilities providing easy access to Central London. Local attractions include the Abbey Road Studios, made famous by the Beatles and Lord's Cricket Ground. The American School on Loudoun Road is very popular with many executives relocating to London with their families. It is close to the open spaces of Regent's Park and Primrose Hill.

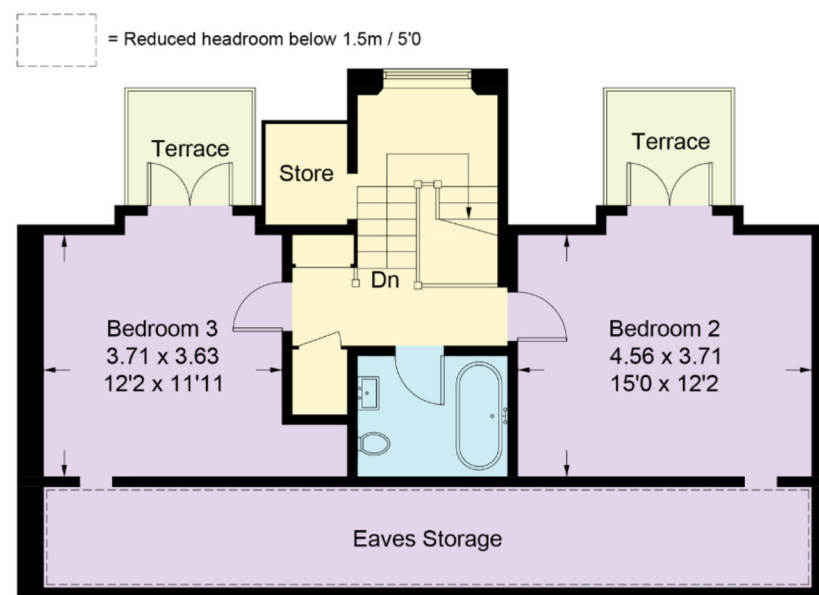
St John's Wood Underground Station (Jubilee line) is just two stops from Bond Street in the heart of the West End. For more extensive shopping and dining options, Regent's







Second Floor



Third Floor

(Including Eaves Storage)
Approximate Gross Internal Area = 167.6 sq m / 1,804 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Tim Perks

+44 2078715065

tim.perks@knightfrank.com

Knight Frank St John's Wood

5-7 Wellington Place

London NW8 7PB

knightfrank.co.uk

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