

Carlton Hill

ST JOHNS WOOD NW8



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Exceptional family living with a south-west facing garden

An exceptional semi-detached period residence extending to approximately 4,345 sq ft (403.7 sq m), occupying a prime position on one of St John's Wood's most prestigious residential streets and benefitting from a beautifully landscaped south-west facing garden.

Beautifully presented throughout, the house has been meticulously maintained and thoughtfully enhanced to create a sophisticated family home that seamlessly combines elegant period architecture with contemporary design and modern family living.

Arranged over five floors, the accommodation is both exceptionally well-balanced and versatile, with a natural flow between formal entertaining spaces and more relaxed family areas. The raised ground floor provides an impressive entrance hall leading to a magnificent principal reception room and an elegant study, both enjoying excellent proportions and an abundance of natural light.









The garden level forms the heart of the home, featuring a spectacular open-plan kitchen and breakfast room with dramatic double-height volume and direct access to the south-west facing garden. A generous family room provides an ideal setting for both everyday living and informal entertaining, while a guest bedroom suite and utility room complete this floor.

The first floor is dedicated to the principal bedroom suite, comprising twin dressing rooms and a luxurious en suite bathroom. The second floor offers three further well-appointed bedrooms together with a family bathroom.

On the lower ground floor, a bespoke cinema room and atmospheric library provide exceptional leisure and ancillary accommodation, perfectly suited to both relaxation and home working.

The beautifully landscaped rear garden is a particular feature of the property, with a broad terrace ideal for al fresco dining leading onto an expansive lawn bordered by mature trees and established planting, creating a rare sense of privacy and tranquillity in the heart of St John's Wood.

Accommodation

- | Magnificent Principal Reception Room
- | Study
- | Spectacular Kitchen/Breakfast Room
- | Library
- | Cinema Room
- | Principal Bedroom Suite with Twin Dressing Rooms and Luxurious En Suite Bathroom
- | Four Further Bedrooms
- | Two Further En Suite Bathrooms
- | Family Bathroom
- | Utility Room

Amenities

- | Underfloor Heating Throughout
- | Extensive Loft Storage
- | 100 ft South-West Facing Garden











Location

Carlton Hill is widely regarded as one of St John's Wood's most prestigious addresses, perfectly positioned to enjoy the area's unique blend of village charm, architectural elegance and central London convenience. The boutiques, cafés, restaurants and everyday amenities of St John's Wood High Street are within approximately 0.4 miles, while St John's Wood Underground Station (Jubilee Line) is approximately 0.5 miles away, providing direct access to Bond Street in just two stops and excellent connections across the West End, Canary Wharf and the City.

The property is exceptionally well placed for some of London's finest schools, including The American School in London (approximately 0.6 miles) and Abercorn School (approximately 0.5 miles). The expansive open spaces of Regent's Park (approximately 0.7 miles) and Primrose Hill (approximately 1.0 mile) are also within easy reach, offering some of the capital's most celebrated recreational amenities.

In addition, the amenities of Maida Vale, Little Venice and Paddington are all nearby, together with the picturesque Regent's Canal and the world-renowned Lord's Cricket Ground (approximately 0.7 miles). Maida Vale Underground Station (Bakerloo Line) is approximately 0.5 miles away, whilst Paddington Recreation Ground (approximately 0.3 miles) provides a superb range of leisure facilities, including tennis courts, a running track, gymnasium and children's play areas.

Combining exceptional connectivity, highly regarded schooling and access to some of London's finest green spaces, Carlton Hill remains one of North West London's most desirable residential locations.

Distances are approximate.

Terms

Guide price £9,850,000

Tenure Freehold

Local Authority City of Westminster

Tax band H

EPC Rating D

Joint Sole Agents

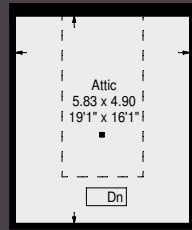




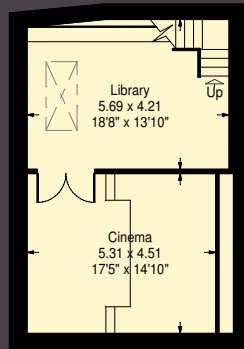
Gross Internal Area (Approx.)

403.7 sq m (4,345 sq ft)

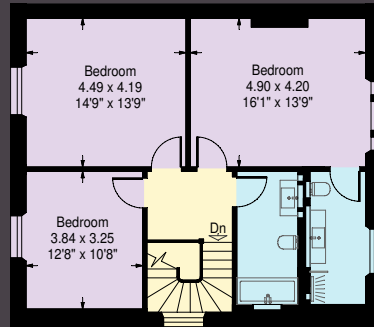
Not including Attic 28.7 sq m (309 sq ft)



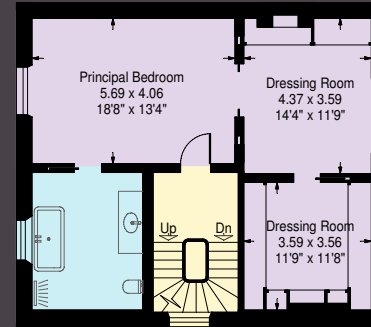
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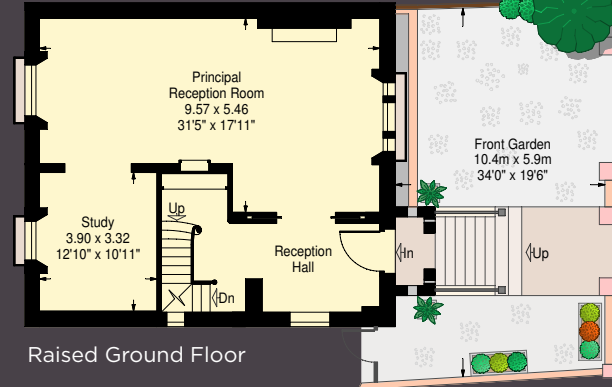
Basement



Second Floor



First Floor



Raised Ground Floor



Garden Level

Viewing: Strictly by appointment with Knight Frank.

Important notice
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