



Carlton Hill, St John's Wood
London NW8 0ES
Asking price £10,950,000 Freehold



Occupying a prominent corner plot on one of St. John's Wood's most coveted streets, this exceptional six bedroom detached home has been masterfully reimagined by New York architect Steven Gambrel.

Behind its restored historic façade, tall ceilings, refined architectural detailing and impeccable finishes create a home of rare scale and sophistication, effortlessly balancing grandeur with warmth.

Designed for modern family living and entertaining alike, the ground floor unfolds into expansive living accommodation, including a striking kitchen and dining area opening directly onto beautifully landscaped wraparound gardens.

A versatile garage/summer house and secure off-street parking for four cars complete the setting.

Upstairs, five beautifully appointed bedrooms are paired with three bathrooms with the first floor dedicated to the principal suite with a separate office.

A self contained sixth guest/nanny suite with a walk-in wardrobe and en-suite sits on the lower ground floor. The basement offers an extraordinary collection of leisure spaces, including a music room, gym, bar and dramatic cinema room with soaring five-metre ceilings.

Set within the peaceful, tree-lined surroundings of Carlton Hill, the house is moments from the boutiques, cafés and restaurants of St John's Wood High Street.



Carlton Hill, NW8

Approximate Gross Internal Area 6191 sq ft - 575.16 sq m
 (Including Garage & Plant Room)
 Garage 199 sq ft - 18.49 sq m
 Plant Room 131 sq ft - 12.17 sq m

Key :
 CH - Ceiling Height



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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		66	77
EU Directive 2002/91/EC			

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