



Clifton Hill, London
NW8 0QG
Asking price £5,995,000 Freehold

IAN GREEN
RESIDENTIAL

This beautiful detached 1850's Victorian villa, presents a rare opportunity to restore and reimagine a substantial period residence as an exceptional family home. Rich in original character, the house retains generous proportions, fine ceiling heights, and period detailing throughout, with a large rear garden and the advantage of off-street parking.

Arranged over four floors, the property offers considerable flexibility and scale for a purchaser seeking to blend contemporary living with elegant Victorian features. Previously granted planning permission (available to view on request) illustrates the potential for significant enhancements, including a full-width conservatory extension and an additional basement, subject to renewed consent.

Clifton Hill is one of St John's Wood's most sought-after residential addresses, ideally positioned moments from the amenities of the High Street and excellent transport connections via St John's Wood Underground Station. The property also benefits from close proximity to Hampstead Village, Regent's Park, Lord's Cricket Ground, and the world-class shopping, dining, and cultural attractions of Marylebone and the West End.



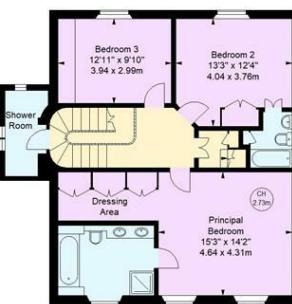


Lower Ground Floor

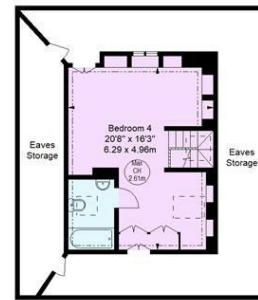


Ground Floor

Clifton Hill,
St John's Wood, NW8
Approximate gross internal area
297.47 sq m / 3202 sq ft
(Excluding Stores & Restricted Height Under 1.5m)
Restricted Height Under 1.5m
60.57 sq m / 652 sq ft
Stores
8.73 sq m / 94 sq ft



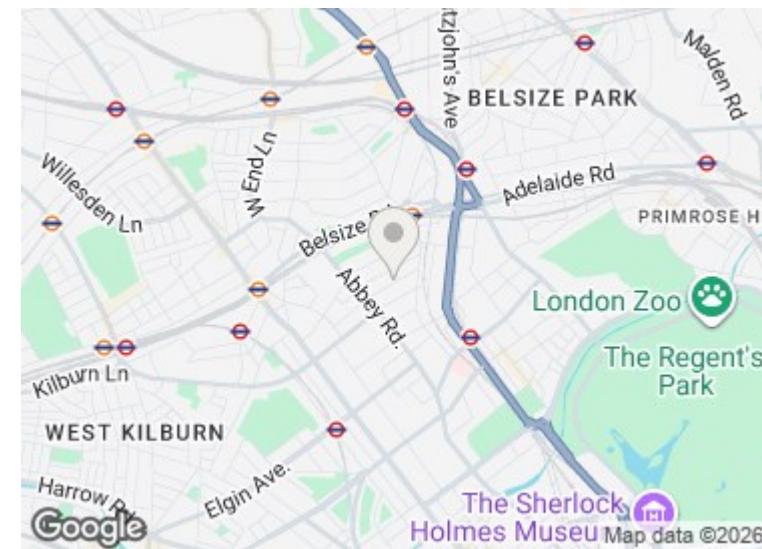
First Floor



Second Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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