



## Clifton Hill St John's Wood NW8 0QG

**£4,950 per week**

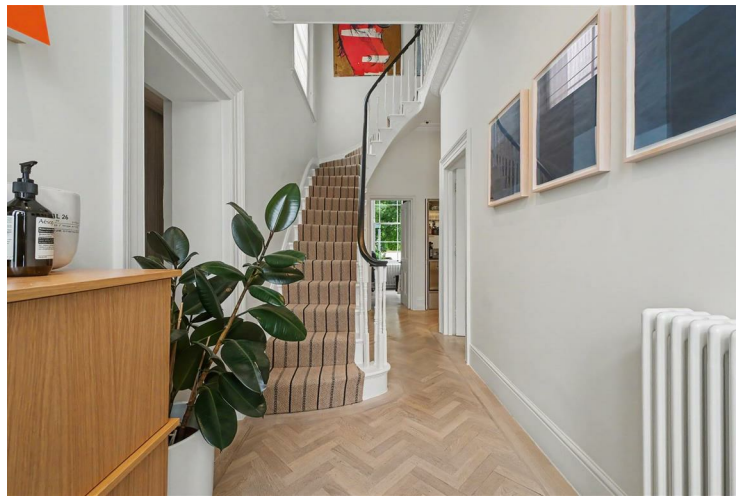
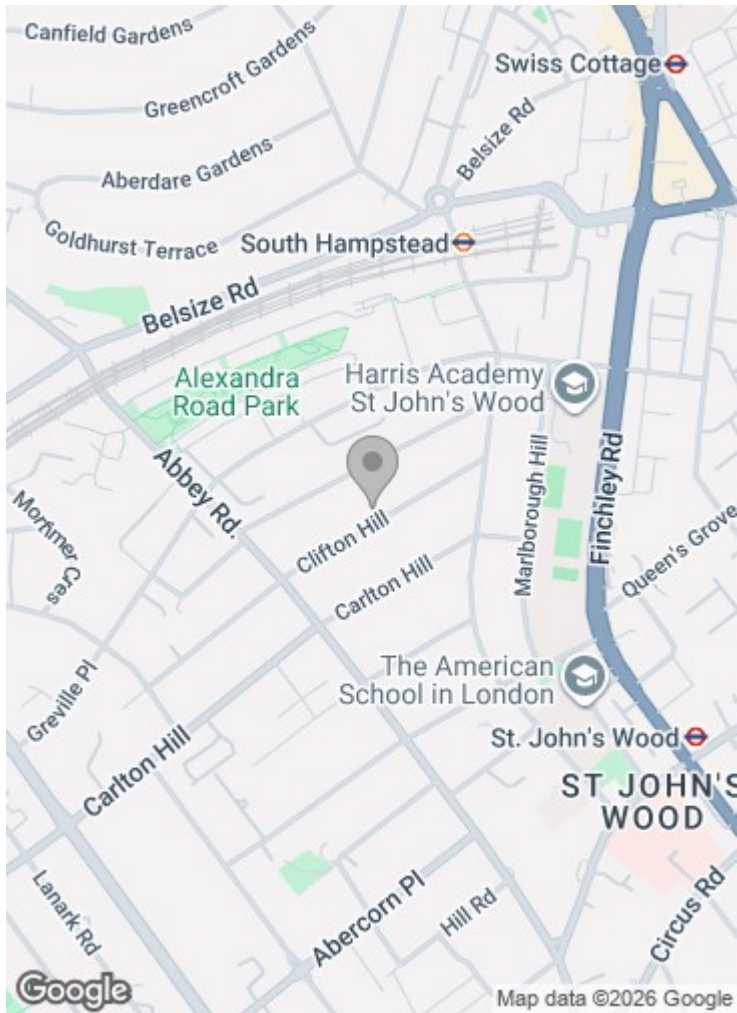
### SOLE AGENTS

We are delighted to have available this meticulously designed and luxurious five bedroom home in Clifton Hill that boasts the highest quality finishes throughout. The ground floor features a spacious reception room, a stunning dining room with ample space for entertaining guests and a large living room. There is also a grand study with views into the landscaped garden along with a guest WC. The first floor boasts a luxurious master suite, complete with a beautifully appointed en-suite bathroom. There are also two additional spacious bedrooms each with their own en-suite bathrooms. The second floor has a further generous bedroom with en-suite and standing bath.

The lower ground floor of the property offers the perfect open-plan family space with a fully equipped Minotti Cucine kitchen with an Iranian natural stone block island, Gaggenau appliances and Wolf hob, along with a sitting area leading outside to the landscaped garden with a seating area on blue hardstone and an integrated shed. Portland stone tiling is featured in the front, and both gardens benefit from automatic irrigation. On this level there is also a guest bedroom with an en-suite bathroom along with a guest WC and separate private entrance.

This exceptional home further benefits from underfloor heating, air conditioning, a state-of-the-art security system, high-end audio visual systems throughout, Descamps Interiors with tailor-made Corian and wood finishes. Additional features include a Rako mood lighting system, integrated AV system and upgraded internet router technology, underfloor heating and three working gas fireplaces.

Clifton Hill is on a lovely tree lined street within walking distance of St John's Wood High Street and underground station (Jubilee Line).

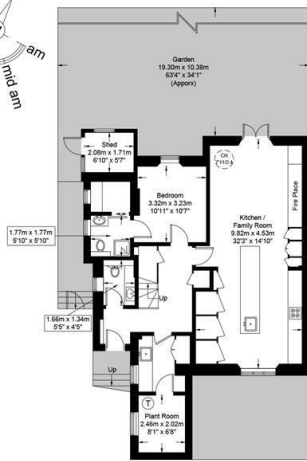
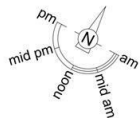


**Clifton Hill, NW8**

**Approximate Gross Internal Area = 3146 sq ft / 292.3 sq m**  
(Including Restricted Height / Excluding Void)

**Restricted Height = 429 sq ft / 39.9 sq m**

**Shed = 39 sq ft / 3.6 sq m**



Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particular shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

85 - 87 BAYHAM STREET  
LONDON NW1 0AG

45 CIRCUS ROAD  
LONDON NW8 9JH

T: +44 2027 1234 152  
info@phillipsharrod.com

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	1-2
B	81-91	B	3-4
C	69-80	C	5-6
D	55-68	D	7-8
E	39-54	E	9-10
F	21-38	F	11-12
G	1-20	G	13-14