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## **Carlton Hill St. John's Wood NW8**

Situated within a peaceful and tranquil community is this bright and spacious one bedroom apartment measuring 621 sq ft on the first floor of a purpose built block, served by a residents porter and with the benefit of beautifully maintained communal gardens.

The property requires some modernisation and offers excellent scope to add value, providing wonderful potential for a first time purchaser or a long term investor.

Knoll House is located at the corner of Carlton Hill and Hamilton Terrace, and is within walking distance of the boutiques and restaurants of both St Johns Wood and Maida Vale as well as both underground stations (Jubilee and Bakerloo Lines).

**£499,950**

**SOLE AGENT**

**Share of Freehold**









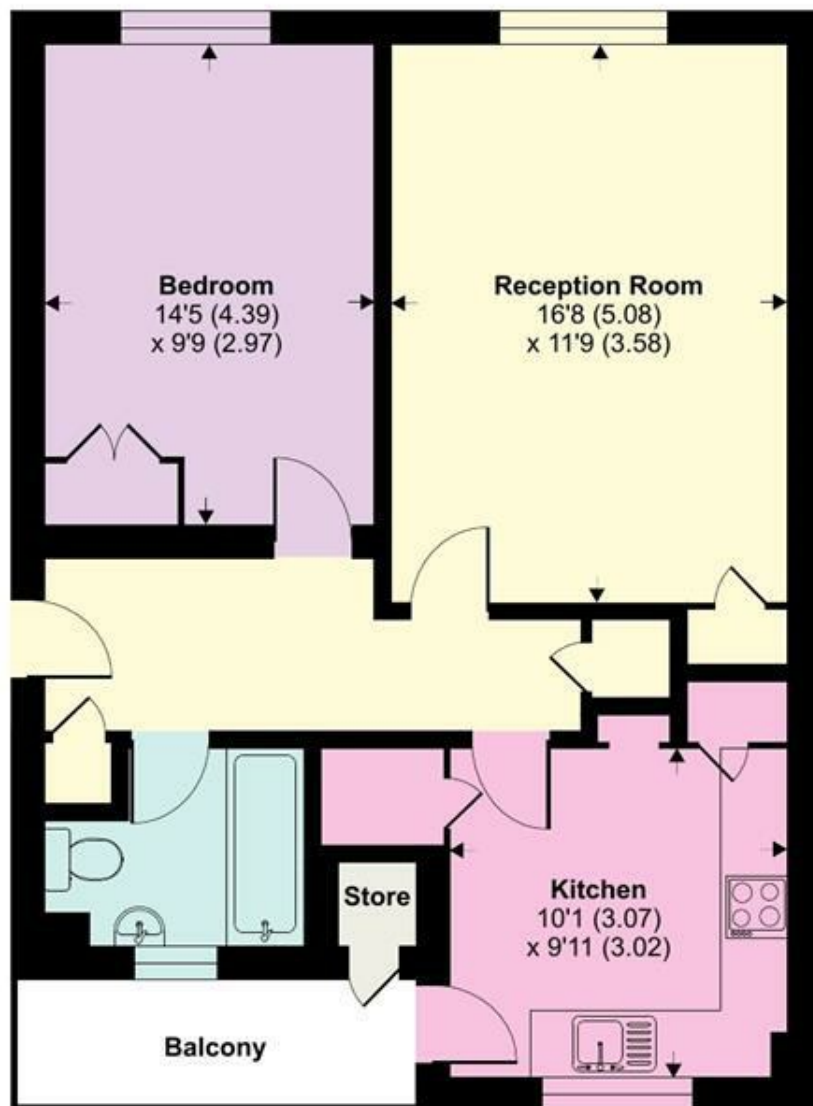
# Carlton Hill, St John's Wood, NW8

Approximate Area = 621 sq ft / 57.7 sq m

Store = 5 sq ft / 0.46 sq m

Total = 626 sq ft / 58.2 sq m

For identification only - Not to scale



FIRST FLOOR

