



# Carlton Hill

St John's Wood, NW8

Asking Price £575,000

Sole Agent. A stunning and incredibly bright one bedroom apartment set in this imposing and beautiful detached villa in the heart of St John's Wood.

The apartment is offered in very good decorative condition throughout and boasts an extremely spacious open-plan living area and 2 south facing balconies. The property further benefits from having air-conditioning.

Carlton Hill is one of the finest roads in St John's Wood and the property is just over a half mile walk away from St John's Wood Underground station (Jubilee Line).

**CHESTERTONS**



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- One Bedroom Apartment
- Long Leasehold
- 524 sq. ft.
- 2 Balconies
- Air Conditioning



**Tenure:** Leasehold  
**Service Charge:** £1,421.35pa  
**Ground Rent:** £0  
**Local Authority:** City of Westminster  
**Council Tax Band:** D

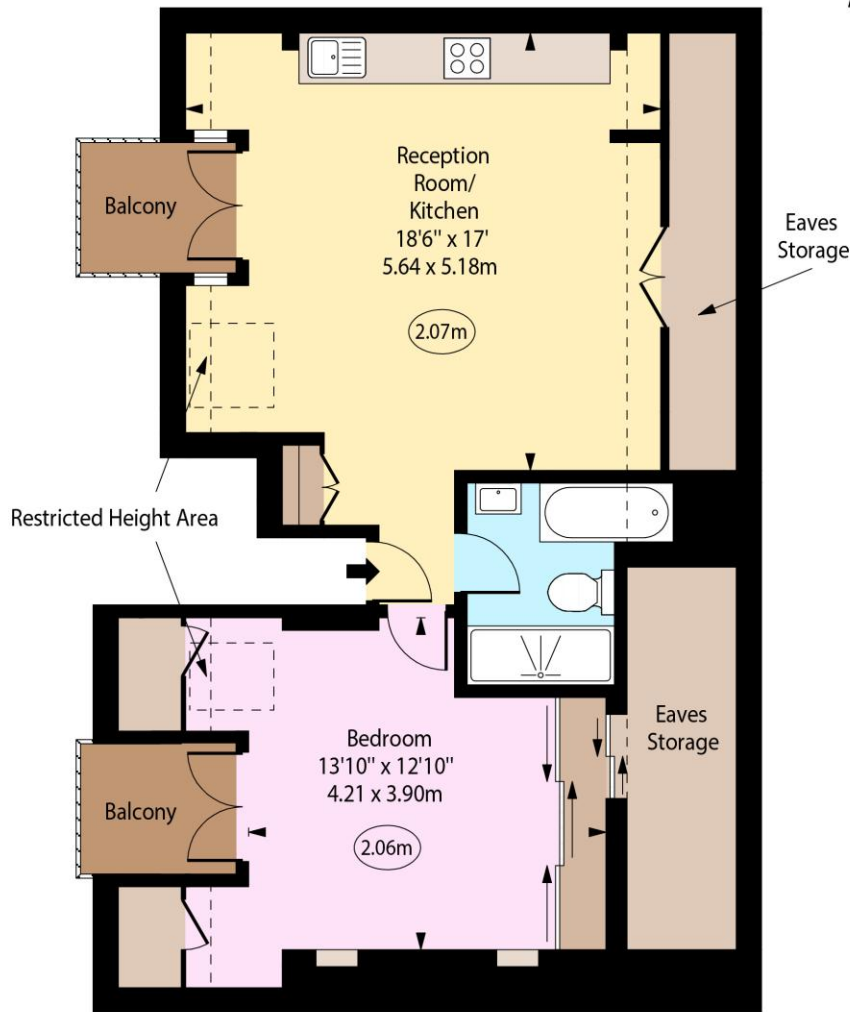
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons St John's Wood Sales*

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Carlton Hill,  
St John's Wood, NW8

○ - Ceiling Height



Third Floor

Approx Gross Internal Area      524 Sq Ft - 48.68 Sq M

Approx. Floor Area Including Restricted Heights      718 Sq Ft - 66.70 Sq M

(Including Eaves Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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Produced for Chestertons

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