



**96 Clifton Hill
St John's Wood, NW8 0JT**

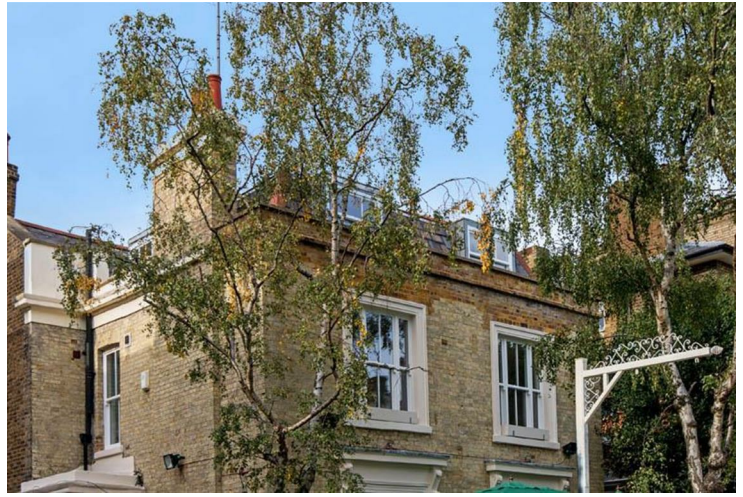
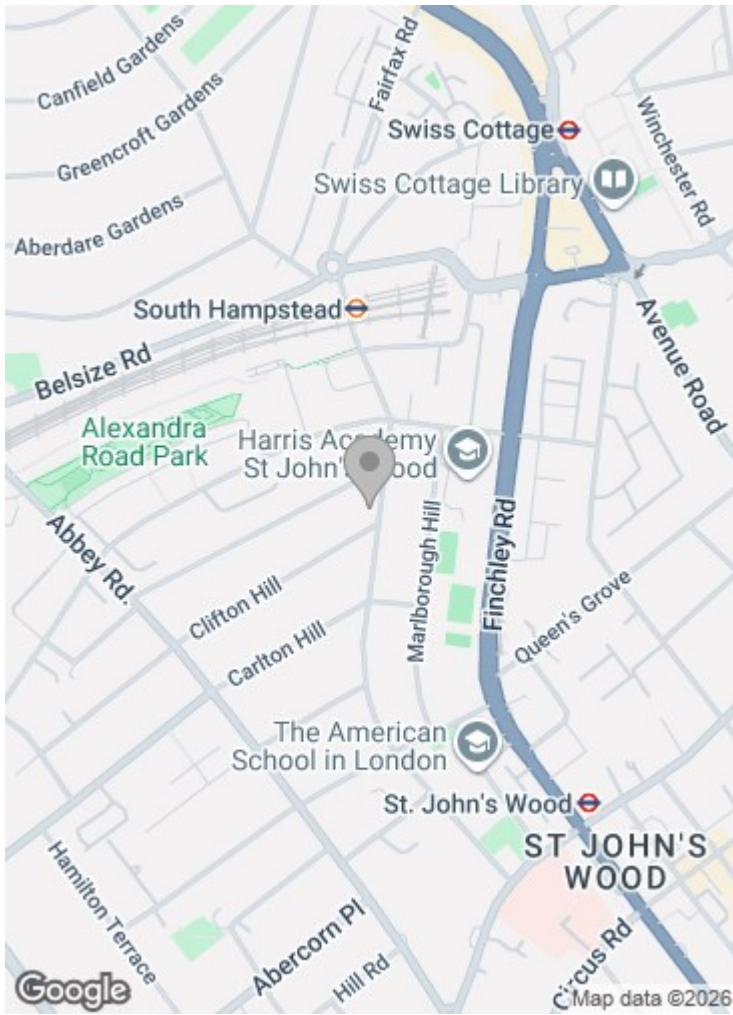
£900 per week

We are delighted to offer this newly refurbished, three bedroom, second floor apartment set on a beautiful tree lined street in St John's Wood. Offered in immaculate condition and with an exceptional amount of light throughout the property, the accommodation comprises three bedrooms and three bathrooms (two en suite) with a beautiful large open plan reception.

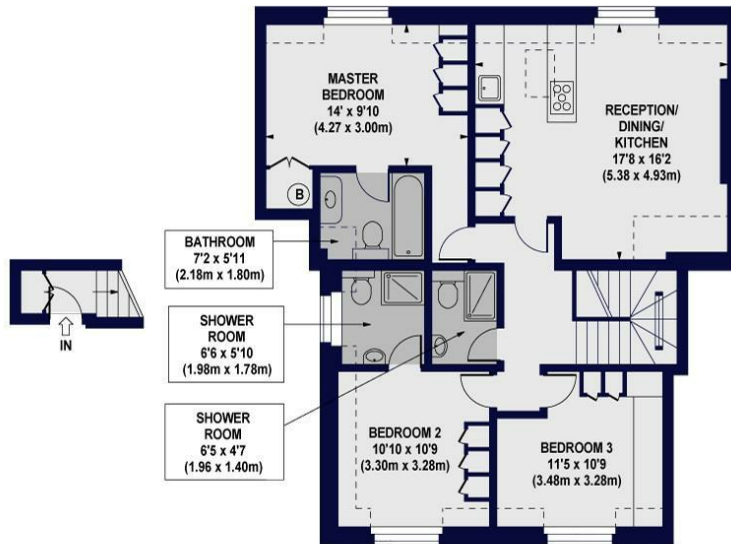
Clifton Hill is enviably located between Hamilton Terrace and Abbey Road, within close proximity to the American School in London (ASL), and to all of the amenities of St John's Wood High Street and the beautiful Regents Park.

St John's Wood Underground Station (Jubilee Line) and Maida Vale (Bakerloo Line) are close by.

Please note sharers are not accepted.



CLIFTON HILL, NW8 0JT
 Approx. Gross Internal Floor Area 865 sq ft. / 80.36 sq.m
 Approx. Gross Internal Floor Area Including Restricted Heights 950 sq ft. / 88.26 sq.m



FIRST FLOOR
 ENTRANCE
 GROSS INTERNAL
 FLOOR AREA 24 SQ FT

SECOND FLOOR
 GROSS INTERNAL
 FLOOR AREA 841 SQ FT

For Information Purposes Only. Not To Scale. Please Plan by view representative only. Ref: No 20234
 The floor area shown is a general guide to the property only. Any intending purchaser should consult a surveyor.
 Measurements for information purposes only & do not constitute a contract. All dimensions are approximate.
 All dimensions are approximate and should not be used as a basis for any claim or dispute.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Energy Efficiency Rating: G	Environmental Impact (CO ₂) Rating: 4	Energy Efficiency Rating: G	Environmental Impact (CO ₂) Rating: 4

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