



Clifton Hill, St Johns Wood, London, NW8

Guide Price: £3,650,000

Freehold

Clifton Hill, St Johns Wood, London, NW8

A semi detached period house 2716 sq.ft/252 sq.m with a delightful 74ft/22m south facing private garden. Benefiting from high ceilings and original features the property comprises four bedrooms, two bathrooms, double reception room, dining room, eat-in kitchen with Aga cooker and a guest cloakroom. There is huge potential to extend the house, subject to the necessary planning consents.

Clifton Hill is ideally located close to the American School in London (ASL) and all the amenities of St John's Wood High Street.

Local Authority: Westminster

Council Tax Band: H

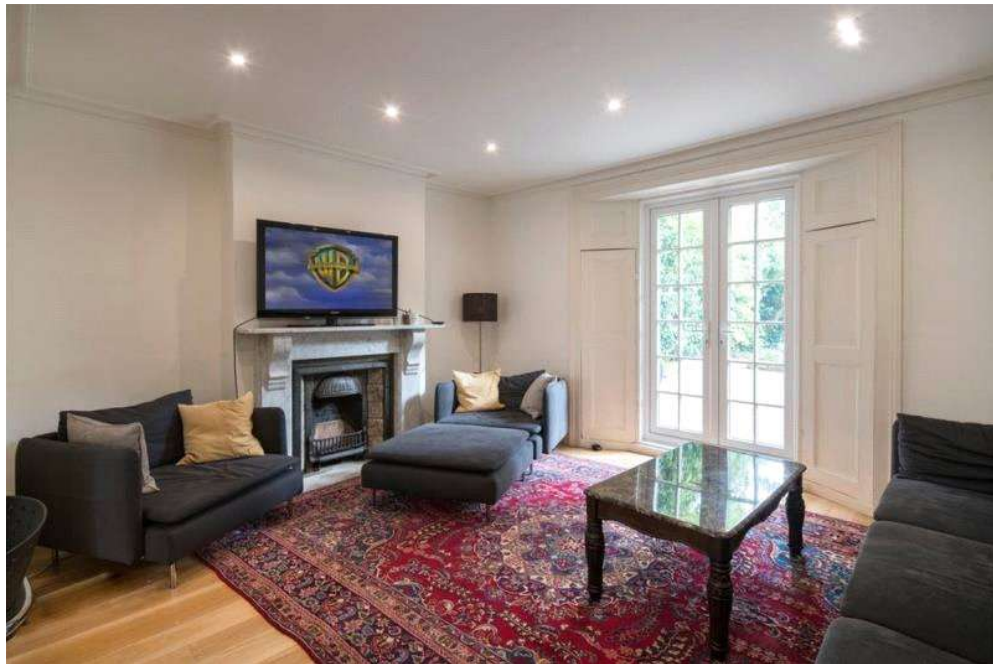
- Reception Hall
- Reception Room
- Dining Room
- Family Room
- Kitchen/Breakfast Room
- Guest wc
- Master Bedroom
- 3 further Bedrooms
- Family Bathroom
- Shower Room
- Utility Room
- 74 ft. rear Garden

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Approximate Area = 252.2 sq m / 2715 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	52
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	