



CARLTON HILL

ST JOHN'S WOOD

LONDON NW8

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AN OPPORTUNITY TO ACQUIRE A SPACIOUS
(403.66 SQ M/4,345 SQ FT) DETACHED HOUSEWELL
POSITIONED ON ONE OF ST JOHN'S WOOD
MOST POPULAR ROADS.







Having been comprehensively renovated and interior designed by award winning designer Rosalind Wilson to an exacting standard, the house which is set behind a gated entrance is presented in immaculate decorative condition throughout and features well-proportioned and balanced accommodation combining spacious open plan living areas complimented by 5 double bedroom suites which includes a principal suite occupying the entire first floor of the property.

Additionally with the benefit of gated off street parking this wonderful family home is completed with a professionally landscaped rear garden..

Carlton Hill is positioned a short walk from St John's Wood High Street and its various boutiques and eateries, St John's Wood Underground Station (Jubilee Line), and The American School.







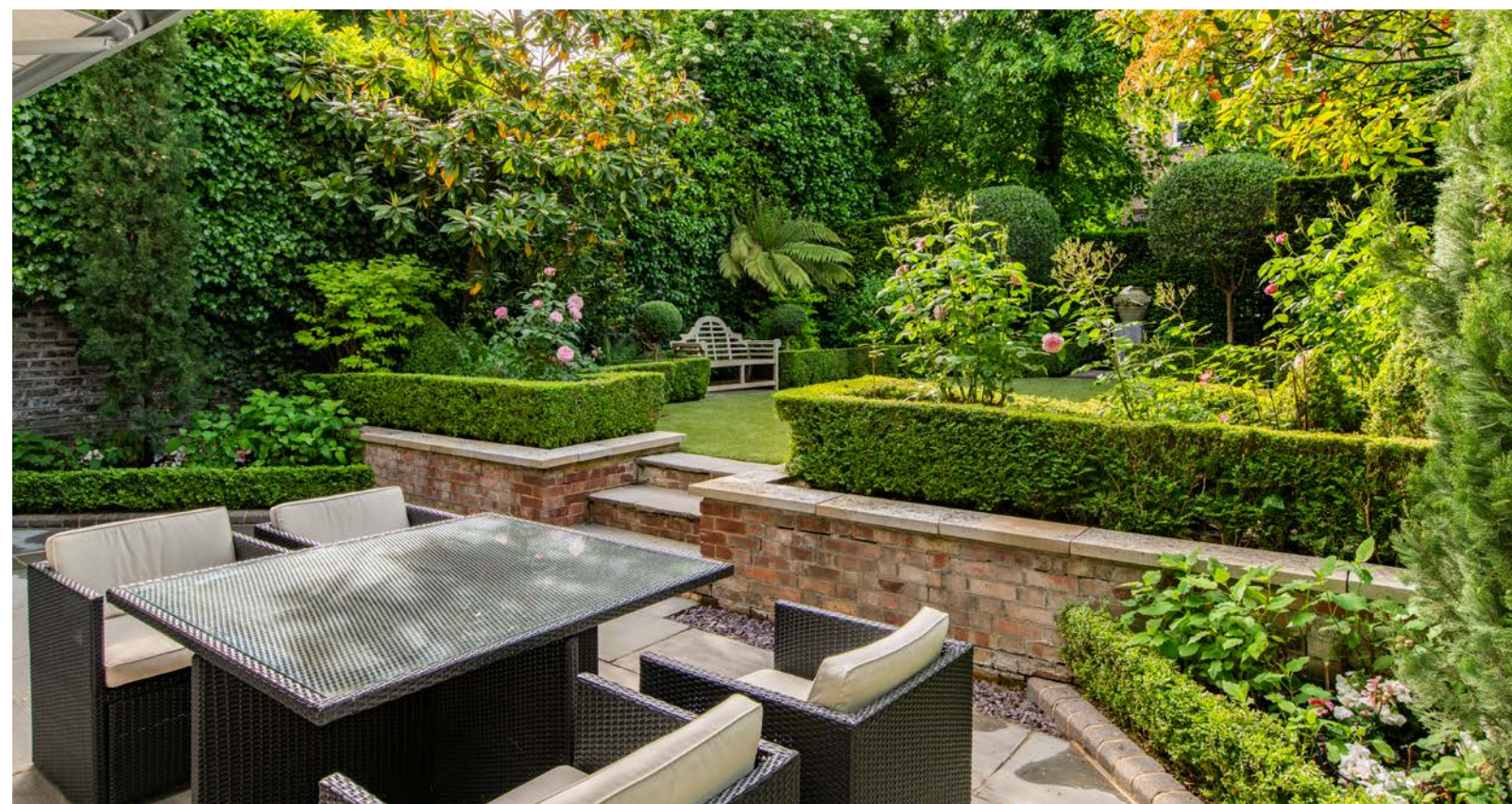


ACCOMMODATION

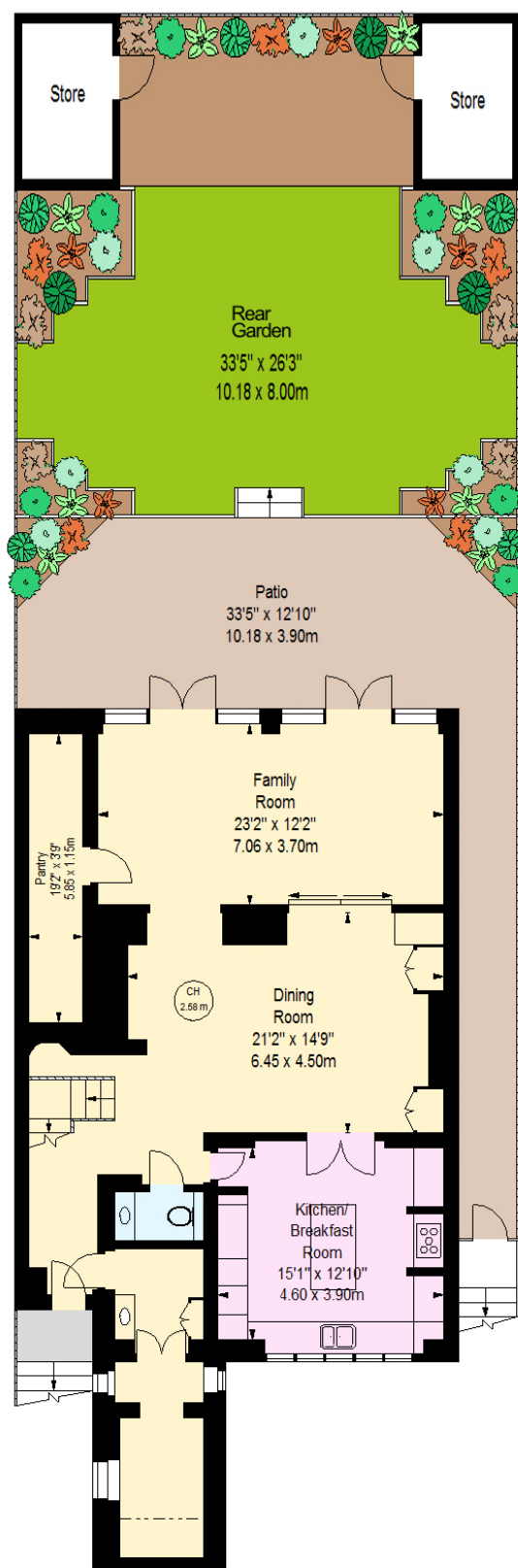
- Principal Bedroom with Dressing and En-Suite Bathroom
- Four Further Bedrooms all with En-Suite Bedrooms
- Kitchen
- Dining Room
- Family Room
- Formal Reception Room
- Study
- Two Guest Cloakrooms
- Utility Room
- Pantry

AMENITIES

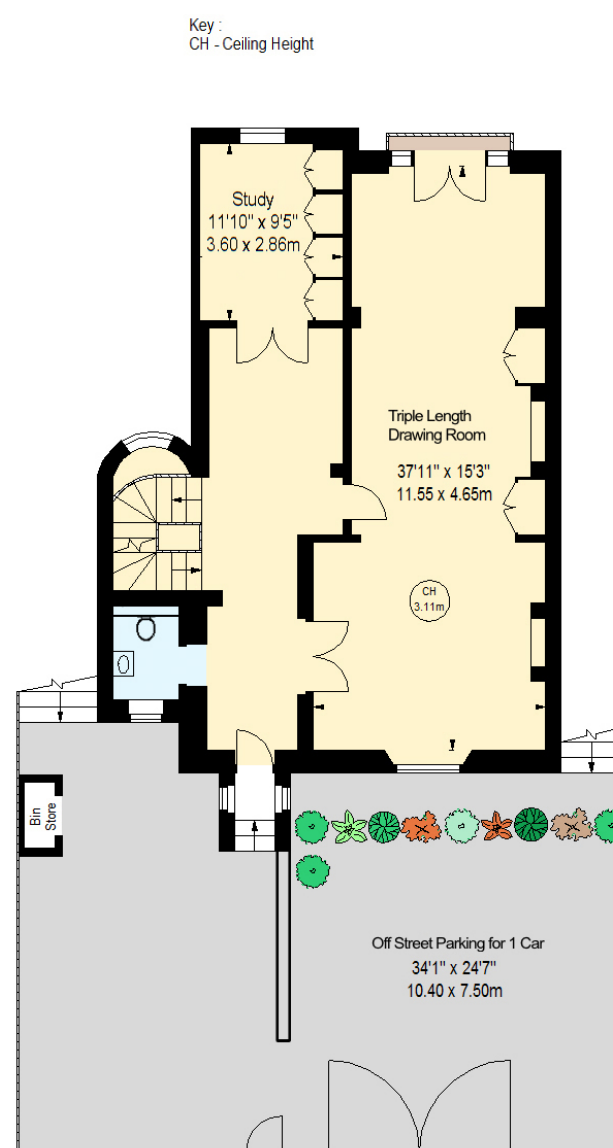
- Gated Off Street Parking
- Residents Permit Parking
- Landscaped Rear Garden
- Air Conditioning to all bedrooms
- HEOS Music System
- Lutron Lighting System



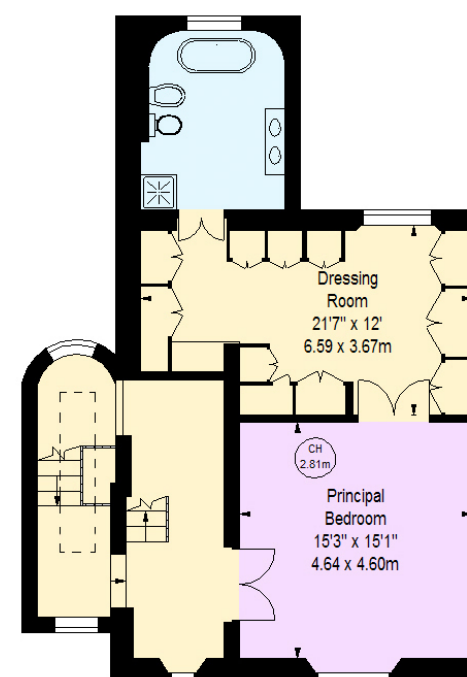




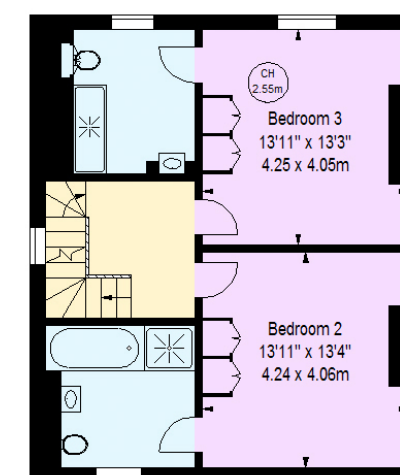
LOWER GROUND FLOOR



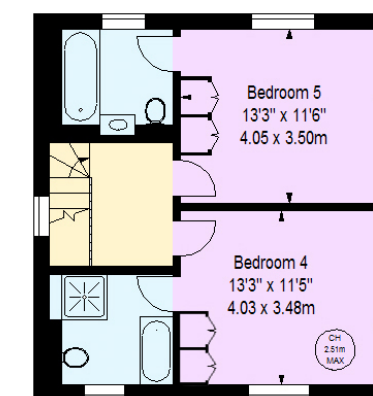
RAISED GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



APPROXIMATE GROSS INTERNAL AREA

4,345 sq ft / 403.66 sq m (Including Store)

Store: 98 sq ft / 9.10 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.

COUNCIL TAX: WESTMINSTER BAND H

FREEHOLD

ASKING PRICE: £10,750,000

SOLE AGENT

ASTON CHASE

020 7724 4724

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.