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69-71 PARK ROAD  
LONDON NW1 6XU  
020 7724 4724



CLIFTON HILL  
ST JOHN'S WOOD  
LONDON, NW8

**FREEHOLD**

ASKING PRICE £6,950,000  
SUBJECT TO CONTRACT

SOLE AGENT

An exceptional opportunity to purchase an enchanting Grade II Listed detached house (381.54 sq m/4,107 sq ft) with a south facing garden, garage and off street parking. The house offers extremely well presented accommodation with high ceilings and many original features.

Clifton Hill is located close to all the local shopping and transport facilities of St John's Wood High Street and St John's Wood Station (Jubilee Line) and within walking distance of The American School in London (ASL).

**VIEW THE PROPERTY VIDEO**

[CLICK HERE](#)



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## ACCOMMODATION

- Principal Bedroom with En-Suite Dressing Room and Bathroom
- 5/6 Further Bedrooms
- Family Bathroom
- Shower Room
- Large Entrance Hall
- Double Volume Reception Room
- Drawing Room
- Dining Room
- Study
- Kitchen
- Breakfast Room
- Utility Room
- Wine Cellar
- Guest Cloakroom

## AMENITIES

- Dumbwaiter
- South Facing Rear Garden
- Front and Rear Patio
- Garage
- Off Street Parking
- Roof Terrace

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## COUNCIL TAX

Westminster (Band H)

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## 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.

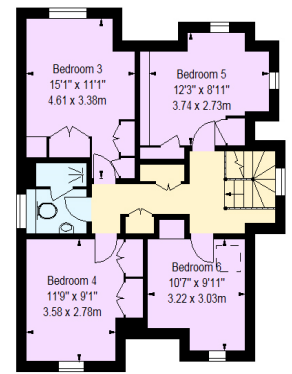
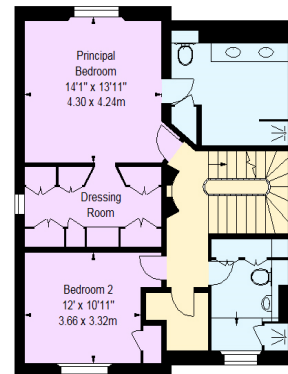
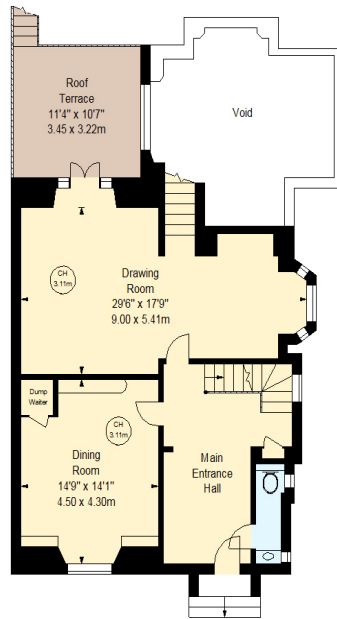
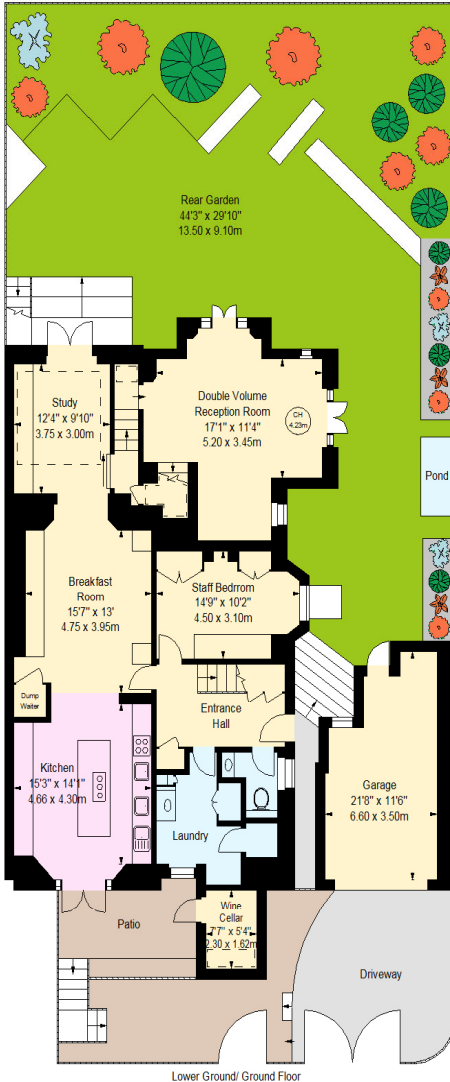
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Clifton Hill,  
St. Johns Wood, NW8  
Approximate gross internal area  
4107 sq ft / 381.54 sq m  
(Including Wine Cellar & Garage & Excluding Void)  
Wine Cellar  
3.81 sq m / 41 sq ft  
Garage  
19.51 sq m / 210 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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