

ASTONCHASE

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



CLIFTON HILL
ST JOHN'S WOOD
LONDON
NW8

FREEHOLD

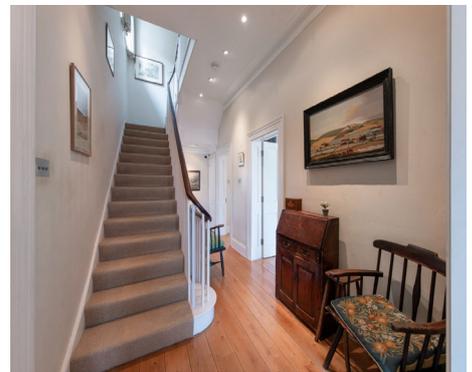
ASKING PRICE £4,350,000

SUBJECT TO CONTRACT

SOLE AGENT

A well presented four bedroom family home (215 sq m/2,320 sq ft), arranged over three floors only, spacious entertaining, high ceilings, lots of natural light, landscaped rear garden and integral garage with further off street parking for one car.

Clifton Hill is within walking distance to a number of schools, including the American School in London (ASL) and Arnold House as well as the boutique shops and cafes on St John's Wood High Street and the excellent transport links in and out of London.



ACCOMMODATION

- Reception Room
- Dining Room
- Fitted Kitchen
- Family Room
- Principal Bedroom with En-Suite Bathroom
- Three Further Bedrooms
- Study/Bedroom Four
- Family Shower Room
- Utility Room
- Cloakroom

AMENITIES

- Balcony
- Rear Garden
- Integral Garage
- Off Street & Residents Parking

Note: Potential to extend into the loft subject to planning

| | |
|-------------|----------------------|
| COUNCIL TAX | Westminster (Band H) |
|-------------|----------------------|

| | |
|-------------|---|
| EPC RATING: | D |
|-------------|---|

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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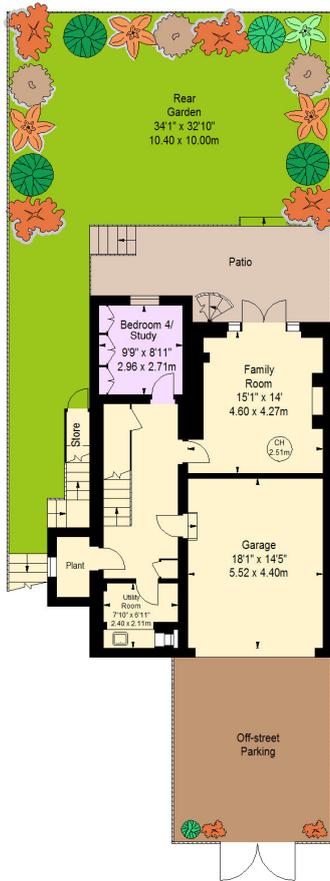


Clifton Hill, St. Johns Wood, NW8

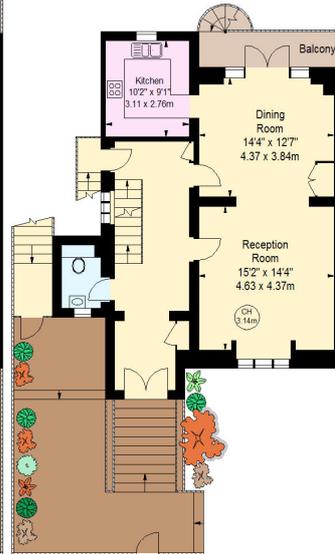
Approximate gross internal area
2320 sq ft / 215.53 sq m
(Excluding Loft & Store)
Loft
781 sq ft / 72.55 sq m
Store
12 sq ft / 1.11 sq m



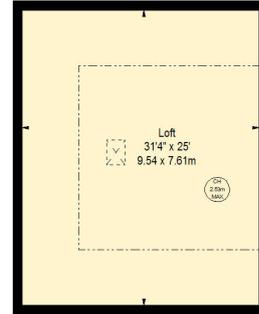
Key:
CH - Ceiling Height



Lower Ground Floor



Raised Ground Floor



Loft

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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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 82 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 55 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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