



## HILL ROAD

St John's Wood  
London  
NW8

Asking Price  
£2,295,000

Joint Sole Agent

A charming low-built freehold semi-detached house (145 sq m / 1,563 sq ft) arranged over two floors only and in need of updating throughout. The property has been in the same family ownership since 1980 and discreetly tucked away via a gated walkway.



# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
[enquiries@astonchase.com](mailto:enquiries@astonchase.com)

[astonchase.com](http://astonchase.com)

## HILL ROAD

St John's Wood  
London  
NW8

Asking Price  
£2,295,000  
Subject To Contract

Joint Sole Agent

Freehold

Hill Road is centrally and conveniently situated, between Hamilton Terrace and Abbey Road, within a short walk of St John's Wood underground station (Jubilee line), and the high street, with its eclectic mix of shops and cafés. Abbey Road Studios are very close by as are the open spaces of Regent's Park and Paddington Recreation Ground.





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## ACCOMMODATION

- Double Reception Room
- Dining Room
- Kitchen Breakfast Room
- Principal Bedroom with En-suite Bathroom and Dressing Room Leading onto a South Facing Balcony
- 2 Further Bedrooms
- Family Bathroom

## AMENITIES

- Rear & Front Garden
- First Floor Balcony
- Green House

**COUNCIL TAX: H**

**EPC RATING: D**



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St. Johns Wood, NW8

Approximate gross internal area

145.20 sq m / 1,563 sq ft

(Including Green House & Restricted Height Under 1.5m )

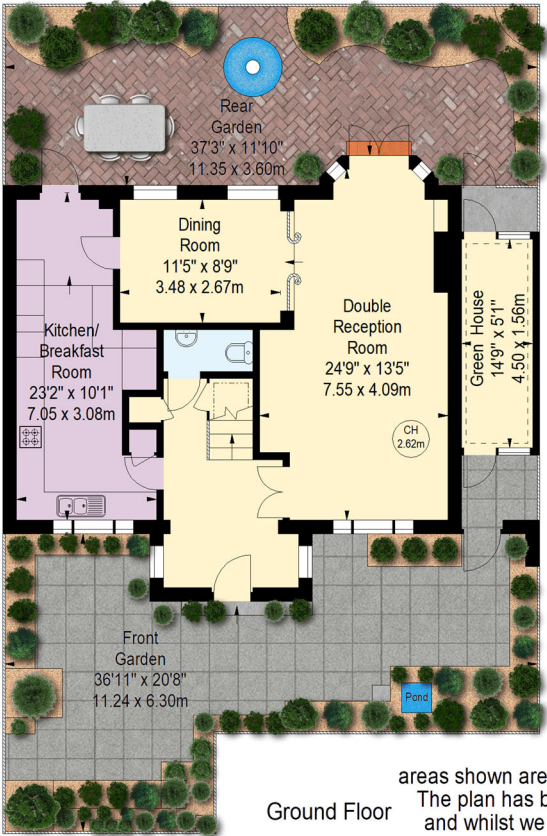
Green House

6.97 sq m / 75 sq ft

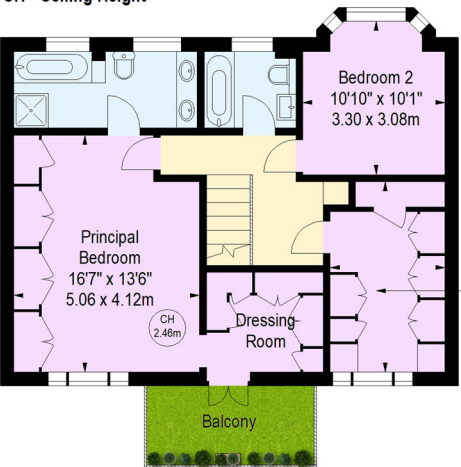
Restricted Height Under 1.5m

0.74 sq m / 8 sq ft

Key :  
CH - Ceiling Height



Ground Floor



First Floor

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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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.