



## CARLTON HILL, NW8 £3,950,000 FREEHOLD

On the market for the first time in over 50 years, this contemporary 1960s semi-detached townhouse (1484 sqft/137.89 sqm) is located on this tree lined road adjacent to Abbey Road. The property is in need of a comprehensive refurbishment programme currently comprising a principle bedroom with en-suite bathroom, three further bedrooms, family bathroom, guest WC and comes with approved planning permission to increase the size of the existing house to 2100 sq ft. Features include a 112 ft rear South facing garden (with direct access via it's own side entrance) and off-street parking for 2-3 cars.

Principle Bedroom with En-Suite Bathroom | Three further Bedrooms | Family Bathroom | Reception Room with Juliette Balcony | Dining Room | Kitchen | Guest WC | Private Garden | Off-Street Parking | Freehold

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for every step...

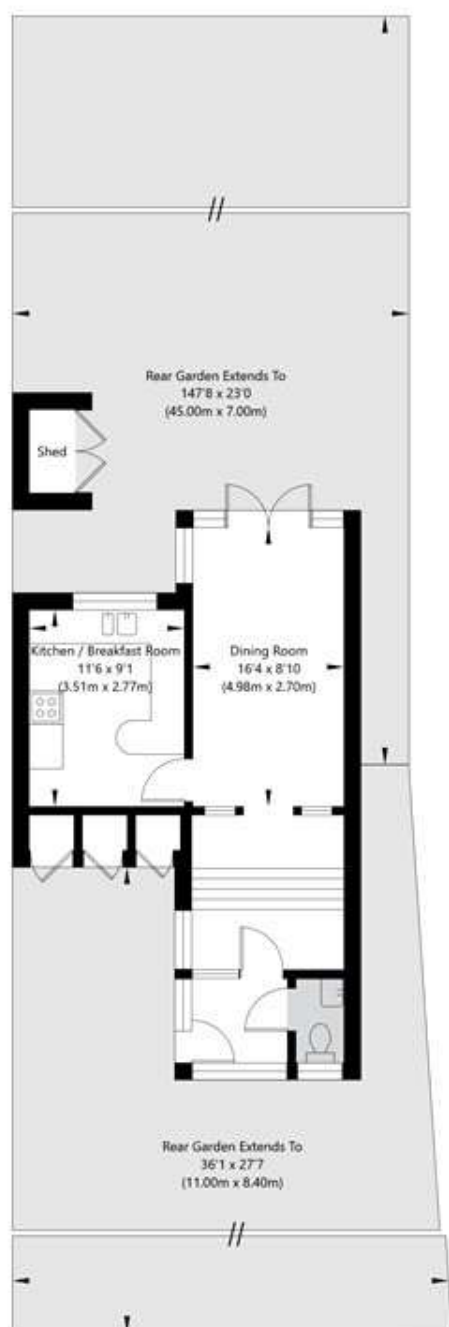
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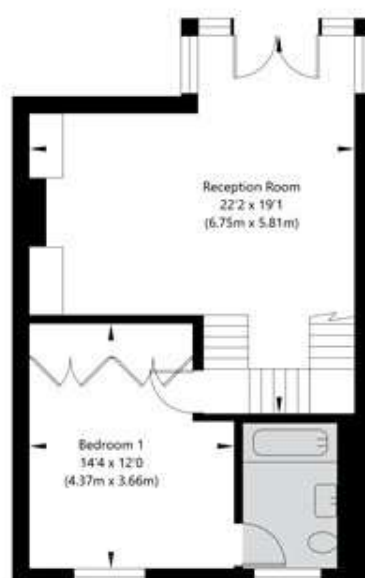




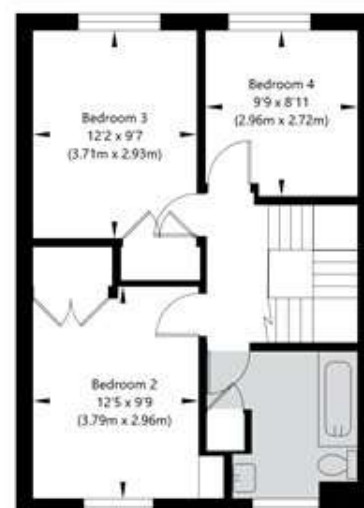
# Carlton Hill, London NW8 0JX



**Ground Floor**  
GROSS INTERNAL FLOOR AREA  
APPROX. 38.39 SQ M / 413 SQ FT



**First Floor**  
GROSS INTERNAL FLOOR AREA  
APPROX. 51.07 SQ M / 550 SQ FT



**Second Floor**  
GROSS INTERNAL FLOOR AREA  
APPROX. 48.43 SQ M / 521 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 137.89 SQ M / 1484 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band:** H

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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