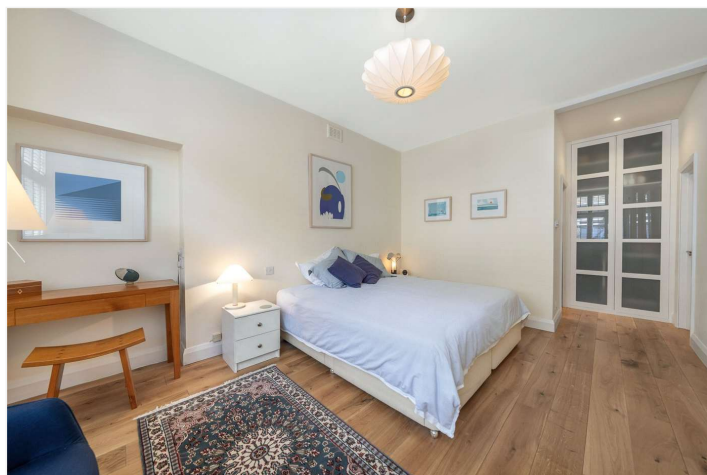




CLIFTON HILL STUDIOS, ST JOHN'S WOOD, LONDON, NW8 £1,950,000 FREEHOLD

A well planned and unique studio house, comprising 1343 sq ft/124 sq m, discreetly located in a gated pedestrian mews off Clifton Hill. Arranged over 3 floors only, the house offers bright and well planned accommodation and benefits from a 22'x18' double height reception/kitchen and a 14' principal bedroom with en-suite dressing room and shower room.

Clifton Hill is located within half a mile of The American School of London as well as the amenities of St John's Wood High Street and St John's Wood Underground Station (Jubilee Line).

Principal Bedroom with En-Suite Shower Room and Walk In Wardrobe | Second Bedroom | Bathroom | Open Plane Kitchen/Reception Room | Freehold

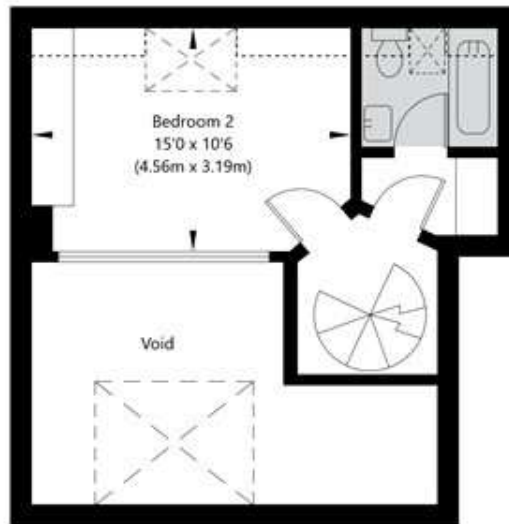
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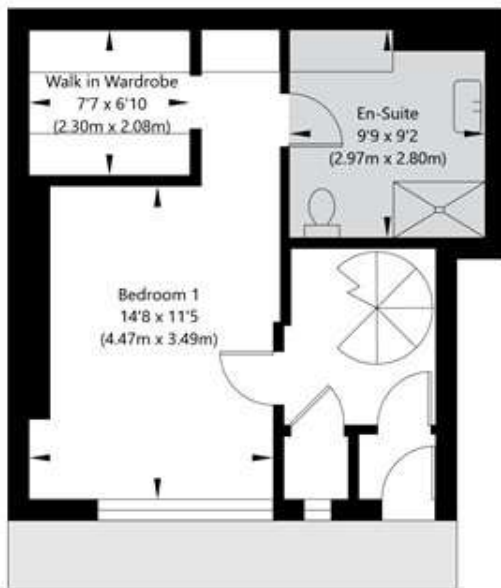
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Clifton Hill, London NW8 0JP



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 41.99 SQ M / 452 SQ FT



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 41.03 SQ M / 442 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 41.71 SQ M / 449 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 124.73 SQ M / 1343 SQ FT
APPROXIMATE USABLE GROSS INTERNAL FLOOR AREA 107.24 SQ M / 1155 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		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: G

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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