



Clifton Hill, London, NW8

£4,250,000 *Freehold*



A well presented 4 bedroom end of terrace period house in this highly sought-after tree lined location in St John's Wood. The house comprises approximately 2,153 sqft/200 sqm and benefits from an open plan kitchen/dining room and a family area leading directly to the 75' south facing rear garden.

Clifton Hill is located on the west side of St John's Wood 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).



Winkworth St John's Wood

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KEY FEATURES

- Principal Bedroom with En-Suite Bathroom
- Three Further Bedrooms
- Family Bathroom
- Open Plan Kitchen/Reception Room
- Double Reception Room
- Office
- WC
- Private Garden
- Roof Terrace
- Freehold



MATERIAL INFO

Tenure: Freehold
Council Tax Band: H
EPC rating: D





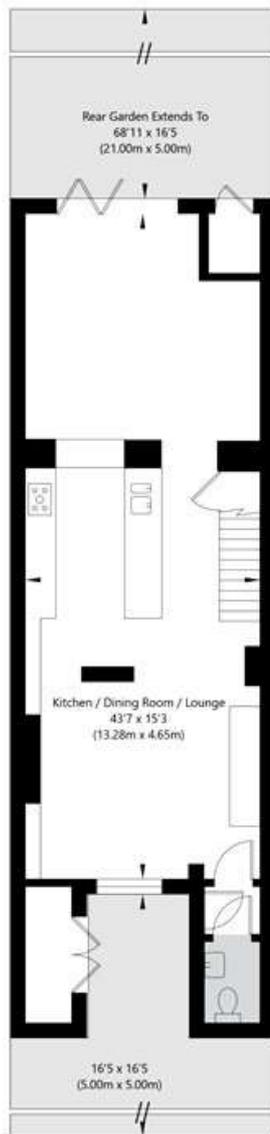
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below

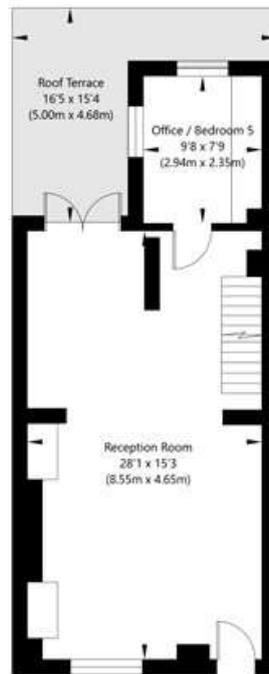


<https://www.winkworth.co.uk/sale/property/WHP230098>

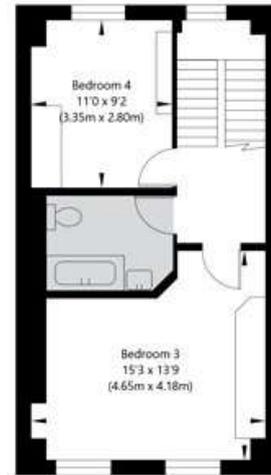
Clifton Hill, London NW8 0JN



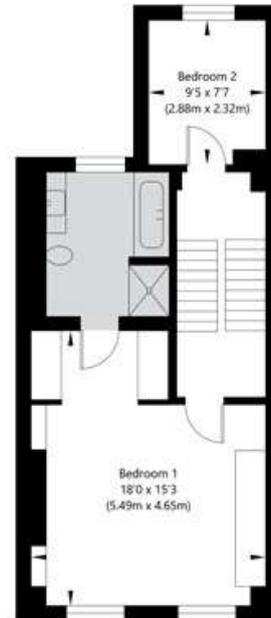
Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 64.9 SQ M / 699 SQ FT



Raised Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 47.02 SQ M / 506 SQ FT



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 40.83 SQ M / 439 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 47.25 SQ M / 509 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 200 SQ M / 2153 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.

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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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