



Clifton Hill, St John's Wood, NW8 £4,500,000 Subject to contract

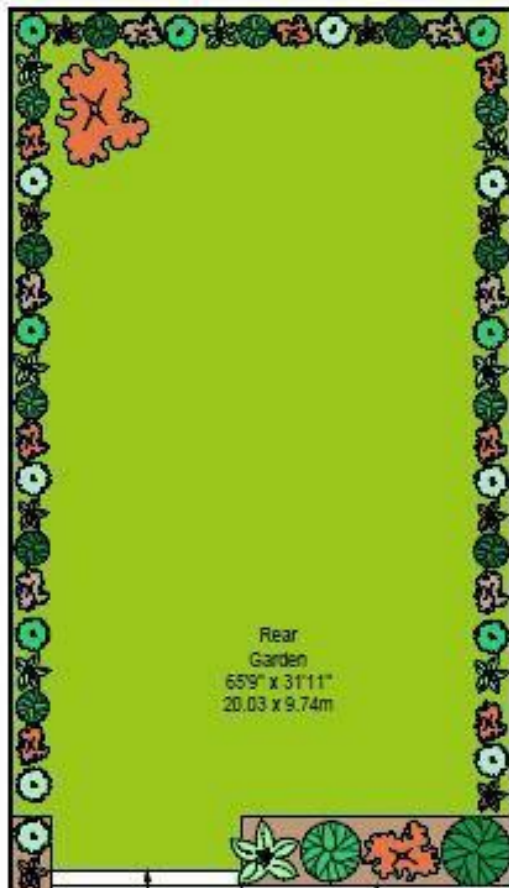
Having been under the same family ownership for the last 40 years, we are delighted to bring to market this imposing semi-detached Victorian house (302 sq m/3,255 sq ft) that now requires complete modernisation. The house has enormous potential to extend subject to planning permission, features off street parking and a delightful 65 ft south west facing rear garden. Clifton Hill is within walking distance to a number of schools, including the American School in London and Arnold House as well as the boutiques and cafes on St John's Wood High Street and the excellent transport links in and out of London.



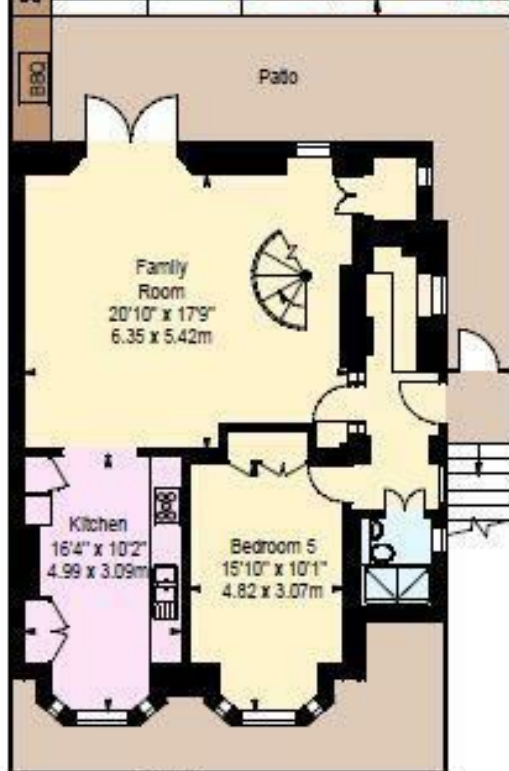
Clifton Hill, St John's Wood, NW8

Approximate gross internal area

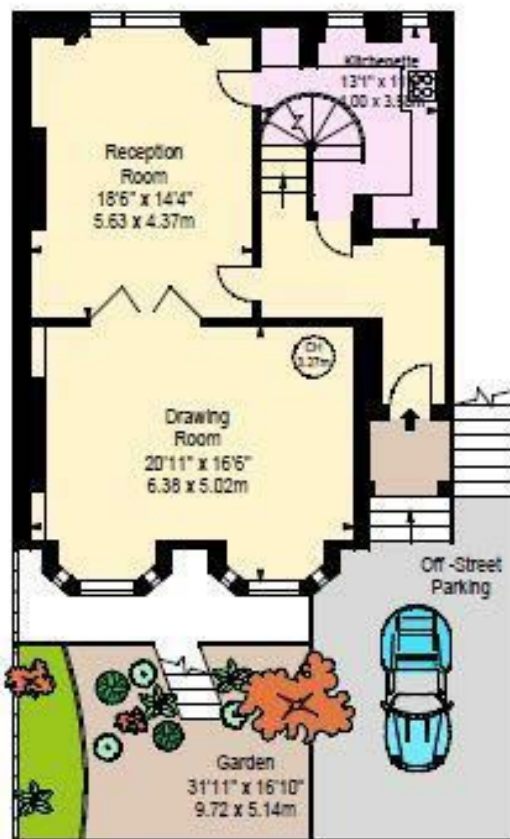
3255 sq ft / 302.39 sq m



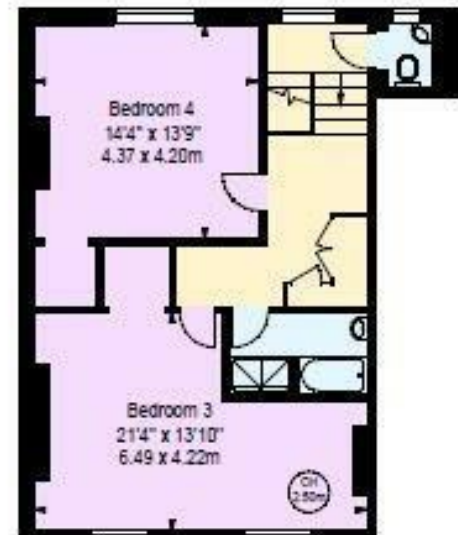
Rear
Garden
65'9" x 31'11"
20.03 x 9.74m



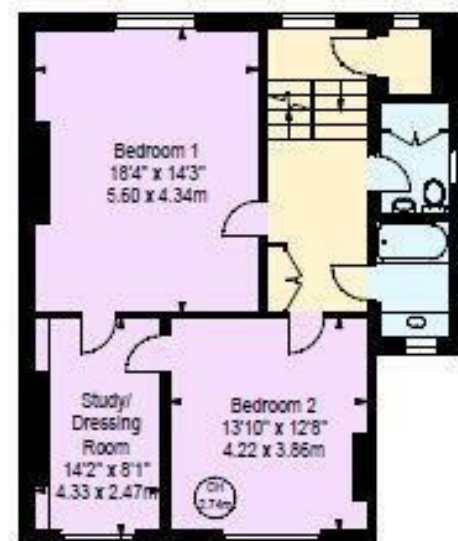
Garden Floor



Raised Ground Floor



Second Floor



First Floor

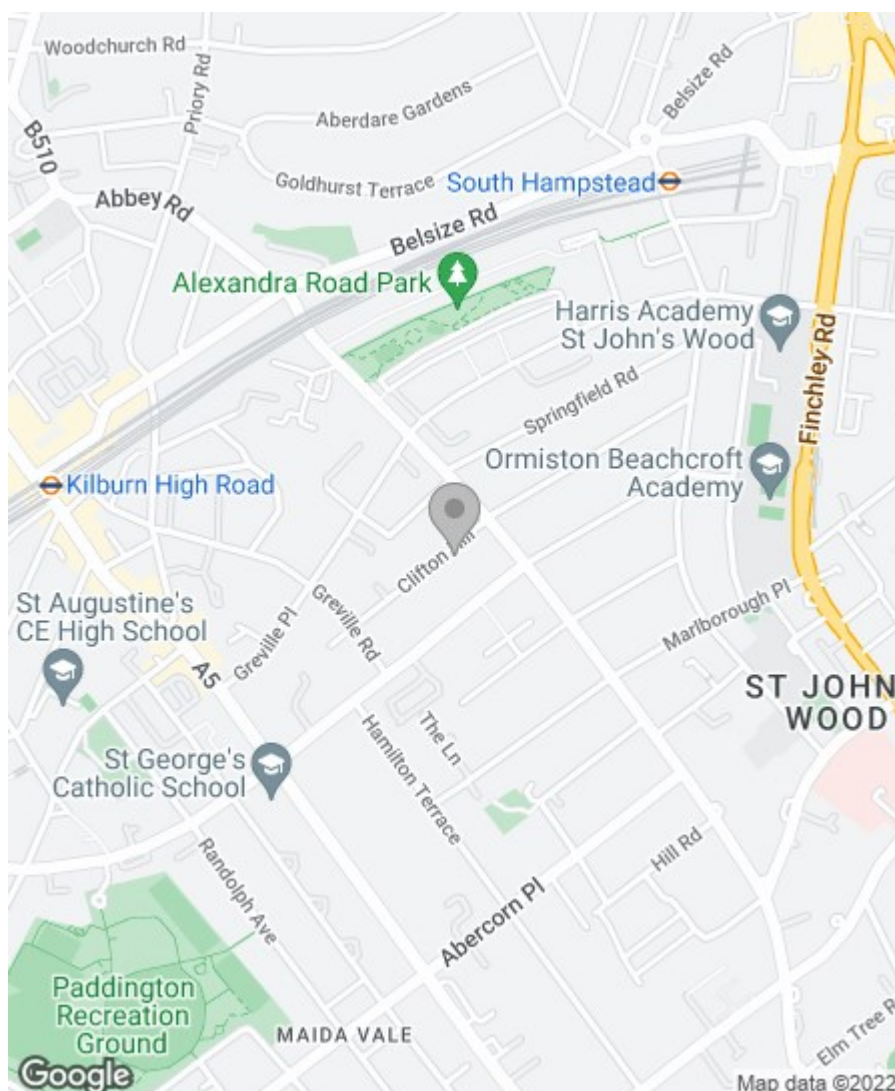
The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied 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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Property Overview

Location	St John's Wood, NW8
Price	Guide Price £4,500,000
Bedrooms	5
Bathrooms	4
Receptions	2
Tenure	Freehold
Council	Westminster
Tax Band	H
Current Ground Rent	
Service Charge	
Term	

Key Features

- Semi Detached
- Principal Bedroom
- Four Further Bedrooms
- Family Bathroom
- Shower Room
- Drawing Room
- Reception Room
- Family Room
- Off Street Parking
- Landscaped Southerly Rear Garden



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3' 29 (feet).