



## Clifton Hill | NW8



Arranged on the entire first floor of this lovely period house, set in a popular tree lined, residential street, just off Abbey Road we are delighted to offer a bright, well proportioned 2 bedroom apartment.

The property, of circa 812 sq ft, boast a large reception with high ceilings, period features and large sash window to the front aspect, a separate fully fitted kitchen, a modern bathroom with shower and 2 double bedrooms.

Clifton Hill is an extremely popular residential street on the West Side of St John's Wood, being close to the many amenities on Abbey Road including 139 bus to Baker Street. Within easy walking distance to St John's Wood ( Jubilee Line ) and Maida Vale ( Bakerloo Line )

Share of Freehold

EPC - C  
Westminster Council - Band F - £993.98 p.a.

## Asking Price £925,000

Lettings: 020 7625 1000  
Sales: 020 7625 7000



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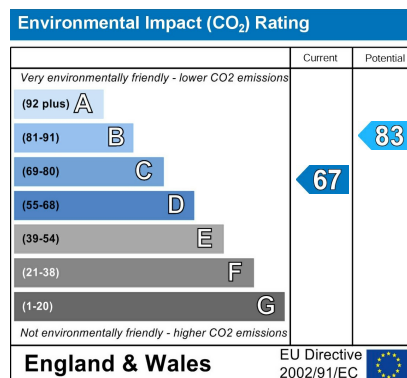
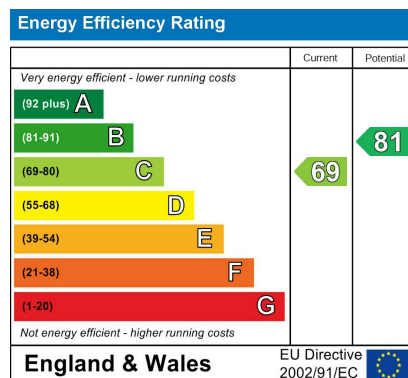


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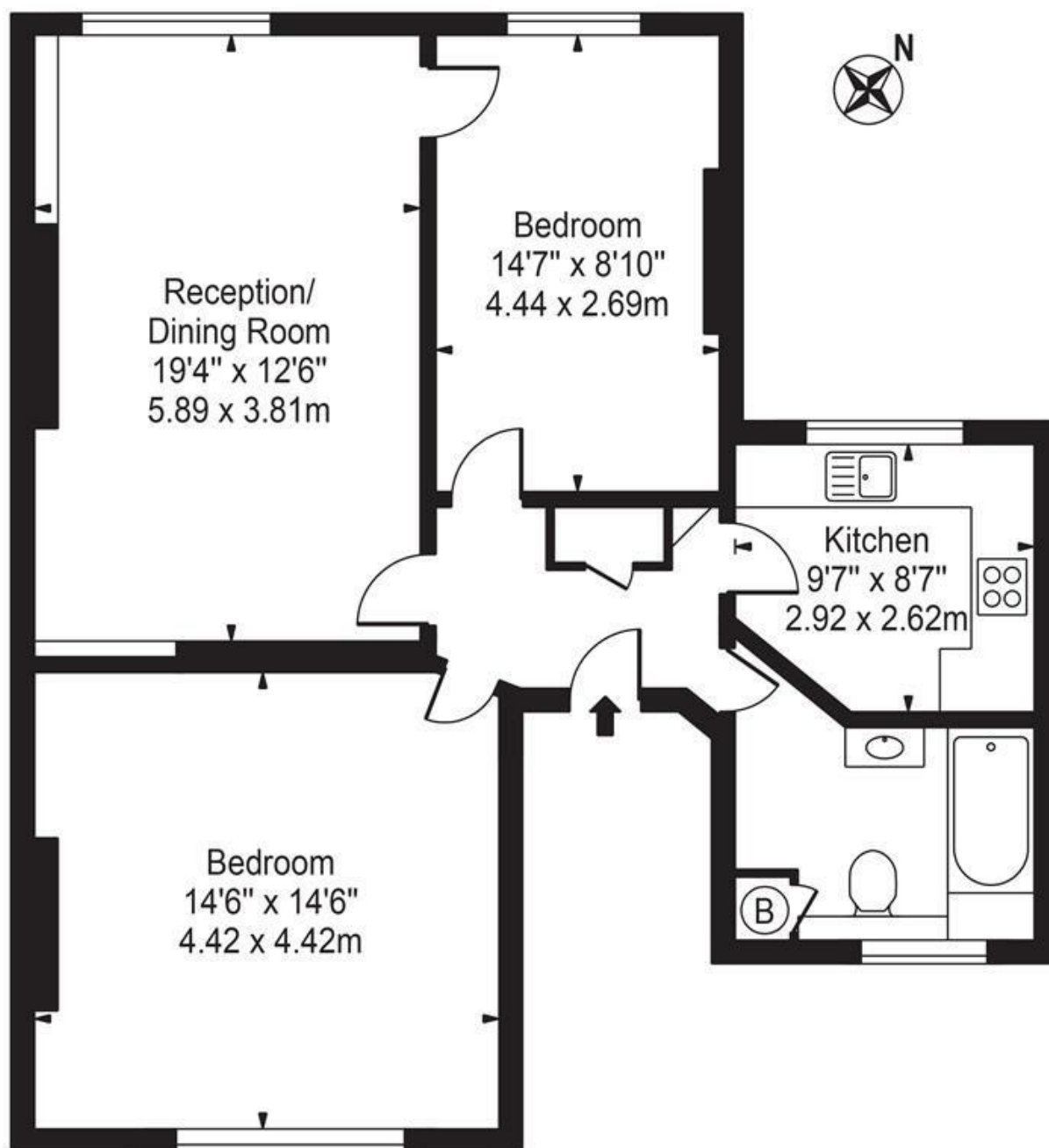
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# Clifton Hill

Approx. Gross Internal Area 812 Sq Ft - 75.44 Sq M



## First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**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).