



CLIFTON HILL

ST JOHNS WOOD
LONDON NW8



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A BEAUTIFULLY PRESENTED DETACHED HOUSE
PROVIDING 4,565 SQ FT/ 424 SQ M OF ACCOMMODATION,
SET BEHIND A GATED DRIVEWAY.







The house features an exceptional interior having been comprehensively modernised and refurbished by the current owners who enlarged the house with the creation of a new lower floor.

The ground floor provides fabulous entertaining spaces with a very large kitchen/family room leading through to an elegant drawing room/dining room opening onto the rear garden.



ACCOMMODATION AND AMENITIES.

- Principal Bedroom Suite comprising Large Bedroom, Dressing Room, Additional Dressing Area, Bathroom, Bedroom Suite 2/Sitting Room to Principal Suite
- 4 Further Bedrooms (One with Terrace)
- 3 Additional Bathrooms
- Drawing Room Intercommunicating with Dining Room
- Large Kitchen/Family Room
- Utility Room
- Gym
- 2 Cloakrooms
- South-Facing Rear Garden
- Gated Off-Street Parking



The first floor is arranged as an impressive principal bedroom suite comprising a large bedroom, bathroom, shower room, dressing room and TV room. This floor can be very easily arranged as two suites if required. The top floor offers three family bedrooms with two bathrooms and the lower floor provides a gym, utility room, guest/staff bedroom and bathroom and a guest cloakroom.



Clifton Hill is within walking distance to a number of schools, including the American School in London (ASL) and Arnold House as well as the boutique shops and cafés on St John's Wood High Street and the excellent transport links in and out of London.







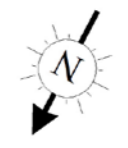




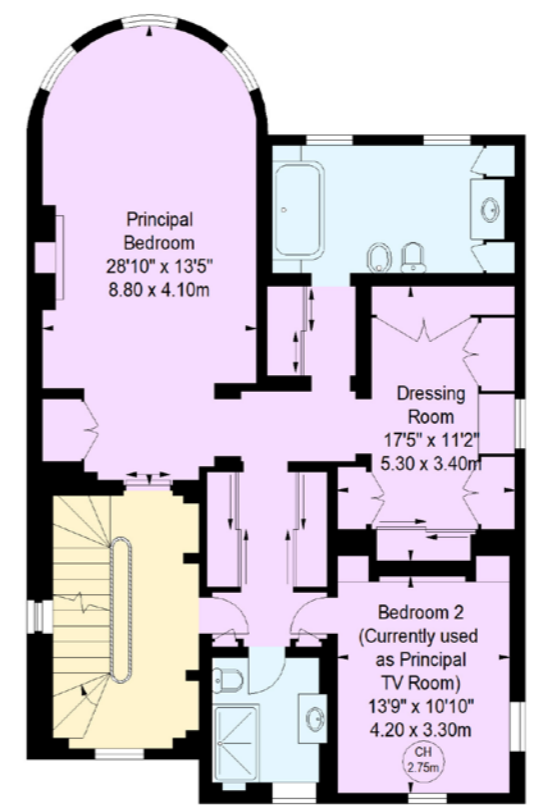
LOWER GROUND FLOOR

GROUND FLOOR

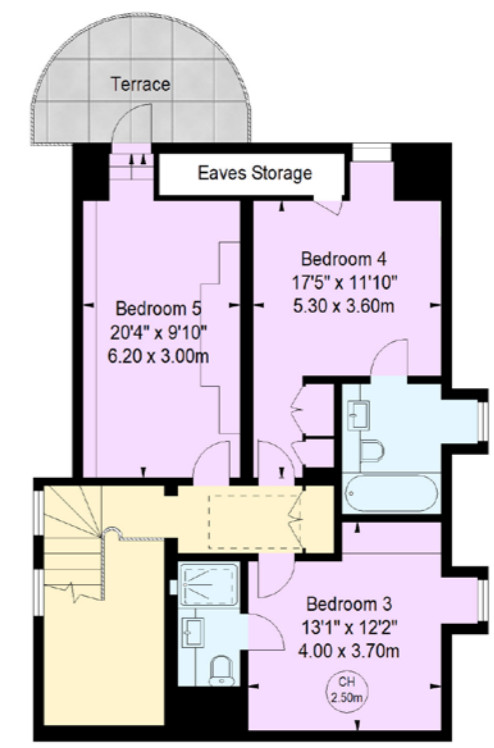
Approximate Gross Internal Area
 4,565 sq. ft. / 424 sq. m.
 (Including Eaves Storage & Outside Storage)
 Eaves Storage & Outside Storage
 46 sq. ft. / 4.27 sq. m.



Key:
 CH - Ceiling Height



FIRST FLOOR



SECOND FLOOR

FREEHOLD

ASKING PRICE: £8,950,000

COUNCIL TAX: WESTMINSTER BAND H

EPC: D

JOINT SOLE SELLING AGENT

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IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.