



CLIFTON HILL, ST JOHN'S WOOD NW8

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RESIDENTIAL

Elegant Period Duplex in Prime St John's Wood. Set on one of St John's Wood's most prestigious residential roads. The two flats have been amalgamated and beautifully refurbished & provides 2,548 sq ft (237 sqm) of accommodation, seamlessly blending classic charm with modern luxury.

Accessed via the original main entrance, the apartment offers an exceptional sense of space and refinement. The generous double-aspect reception room, with its high ceilings and elegant French doors, opens onto a private rear terrace, creating a seamless indoor-outdoor flow. A newly fitted, bespoke handcrafted kitchen has been designed to the highest standards, offering both style and functionality.

The grand principal suite occupies the lower level, featuring a luxurious en-suite bathroom, a walk-in wardrobe, a separate WC, and a private terrace. A utility room is also conveniently located on this level. Two further spacious double bedrooms, each with its own en-suite bathroom, complete the accommodation.

The property benefits from a private rear garden and off-street parking for one small car. Ideally positioned near St John's Wood High Street, it is within walking distance of St John's Wood Underground Station (Jubilee Line), Maida Vale Underground Station (Bakerloo Line), and The American School in London (ASL), making it an exceptional home for those seeking both luxury and convenience. The property is located close to a Public House.

GUIDE PRICE: £3,750,000

Tenure: Share of Freehold

EPC RATING: C

COUNCIL TAX BAND: D

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R E S I D E N T I A L

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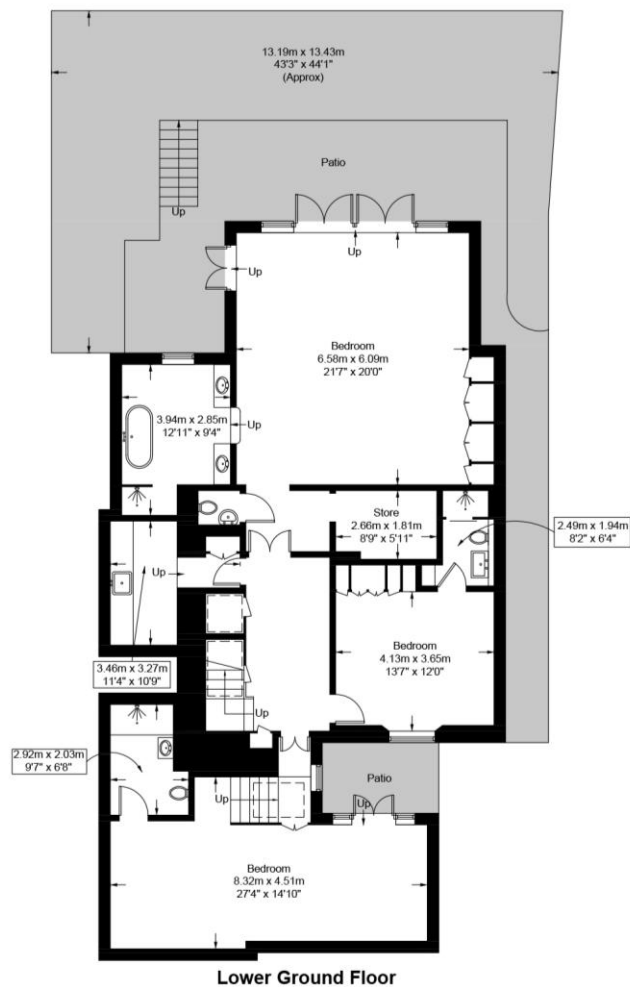
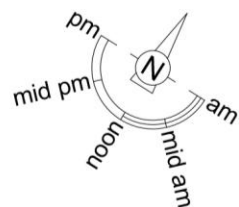




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Approximate Gross Internal Area = 2548 sq ft / 236.7 sq m

Restricted Height = 27 sq ft / 2.5 sq m



[Dashed box] = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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