

Clifton Hill,
St Johns Wood



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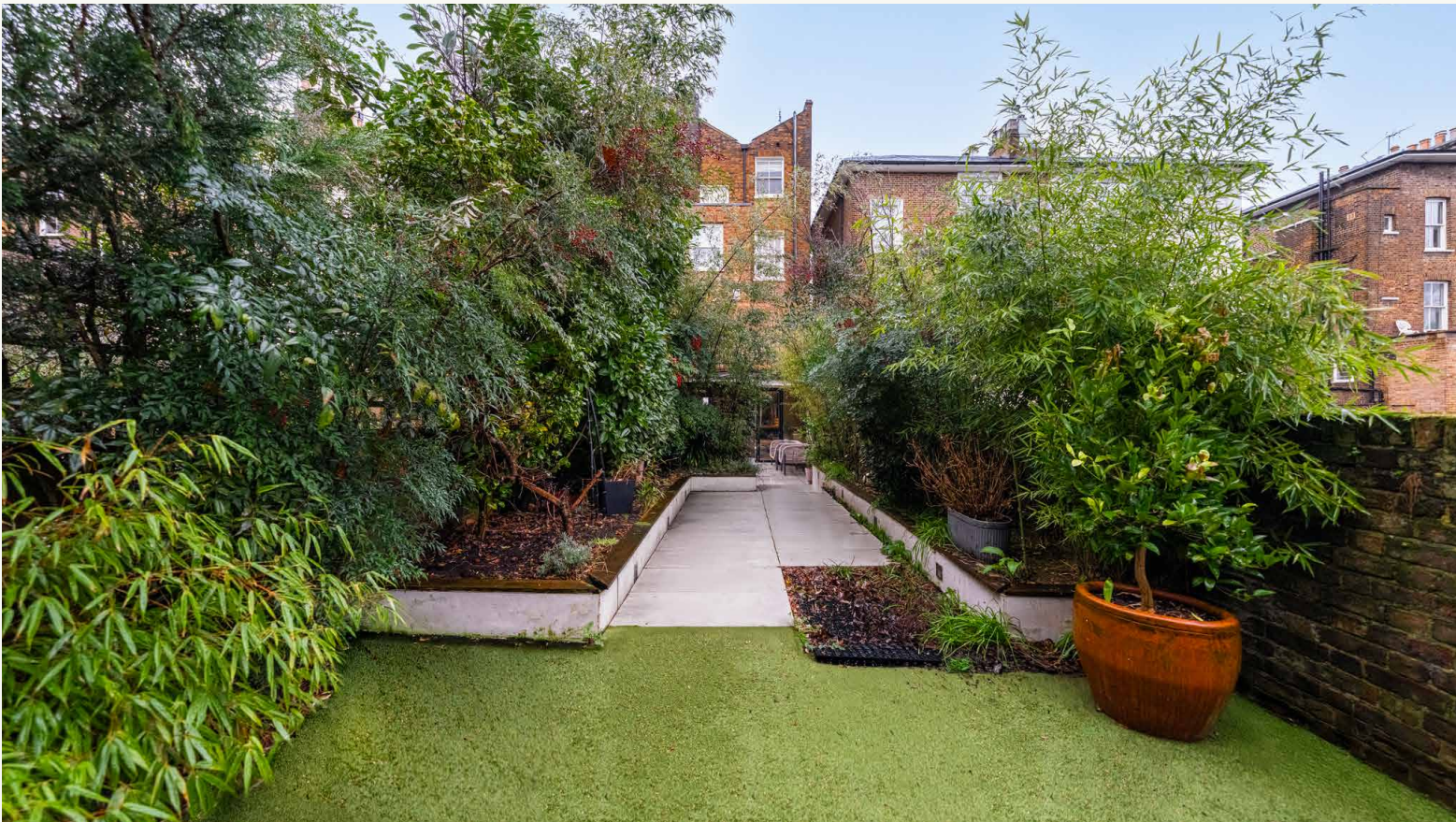
A smart period townhouse arranged over four floors, with four bedrooms and a private garden on sought-after Clifton Hill.

Property description

This charming end-of-terrace townhouse has an appealing period façade, combining characterful stock brick and stucco with traditional sash windows. Arranged over four floors, the house has been updated to create tasteful contemporary interiors that complement its character and well-proportioned layout. High-quality finishes include elegant engineered timber flooring and bespoke cabinetry.

The raised ground floor is centred around an open-plan drawing and dining room, a wonderfully light reception space with natural light entering from both ends and French doors opening onto a rear roof terrace. A traditional fireplace forms the focal point, framed by stylish built-in cabinetry. To the rear, a dual-aspect study could also serve as a fifth bedroom. The lower ground floor is arranged around a modern kitchen/breakfast room with sleek cabinetry and a comprehensive range of integrated appliances, including a hob, combination oven and microwave. A glass partition subtly separates the family dining area, while the family room offers further reception space, with bi-fold doors opening onto the south-facing terrace and extending the living space outdoors. A smart cloakroom completes this floor.

The first floor houses the principal bedroom suite, a well-proportioned room with large windows and fitted wardrobes, alongside a luxurious en suite bathroom featuring both a bath and walk-in shower, together with a further bedroom. Two additional bedrooms occupy the second floor and are served by a family bathroom.



A wonderfully mature garden providing a charming retreat in sought-after St John’s Wood.

To the front, the property is set back behind a low wall with railings and mature hedging, with a cast-iron pedestrian gate opening to steps leading up to the front door.

The rear garden has been thoughtfully landscaped to create a private, enclosed setting. A porcelain-paved terrace provides space for relaxed seating and al fresco dining, while steps lead up to a series of raised beds planted with a wide variety of mature shrubs, creating a leafy, established feel. Beyond is an area of artificial lawn.

Location

Clifton Hill is a charming tree-lined road on the western side of St John's Wood, within the St John's Wood Conservation Area and half a mile from The American School of London and the amenities of St John's Wood High Street. A wide variety of international restaurants, cafés, traditional pubs and independent stores are close by, while St John's Wood Underground Station is approximately 0.6 miles away. The station is served by the Jubilee line, providing direct connections to Bond Street, Green Park, Westminster, London Bridge and Canary Wharf, with the wider West End and City readily accessible.

The open green spaces of Regent's Park are approximately one mile away, offering extensive opportunities for walking, running and cycling. The Regent's Canal towpath and network of paths through the park provide further opportunities for outdoor recreation nearby.

General

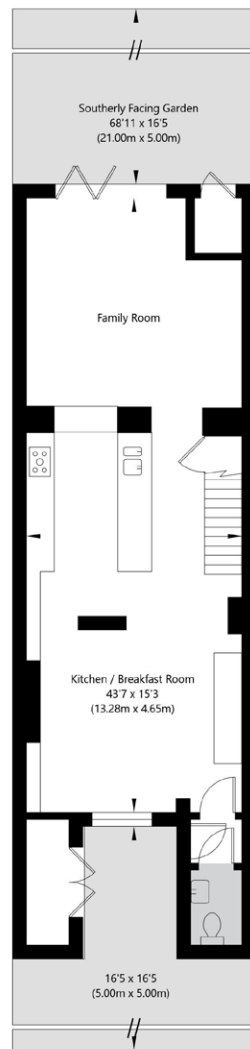
Tenure: Freehold, Residential
Local Authority: City of Westminster
Services: Mains electricity, drainage and water. Gas central heating.
Council Tax: Band H
EPC Rating: D
Parking: Residents Parking

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

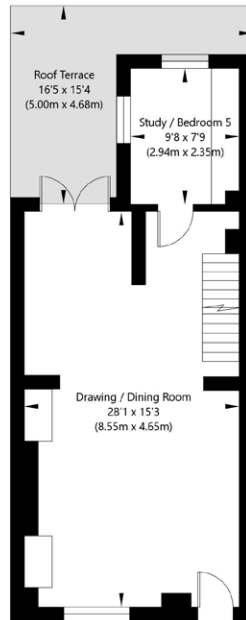
2,153 sq ft (200 sq m)
Four bedrooms
Two bathrooms
Three reception rooms
South-facing garden

Guide price £3,895,000

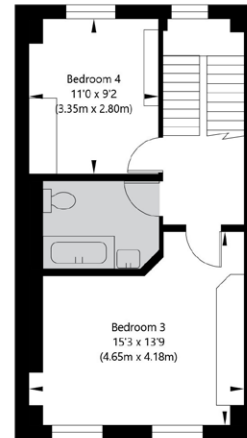




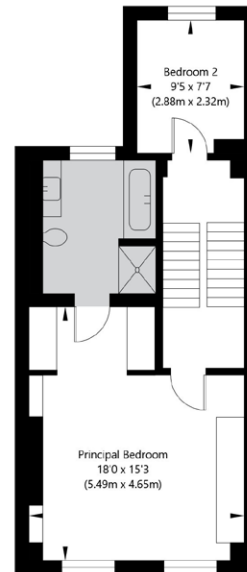
Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 64.9 SQ M / 699 SQ FT



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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