

Hillside Close,
St.John's Wood



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Exuding elegance and architectural brilliance, this exceptional residence is presented to a high standard, offering expansive living spaces that seamlessly blend sophistication with modern comfort.

Abundant natural light floods the interior through thoughtfully placed floor-to-ceiling windows, highlighting the soaring ceilings, exquisite fixtures, and premium hardwood floors that run throughout the home. The heart of the house is the spacious kitchen, featuring state-of-the-art Gaggenau appliances, custom cabinetry, and a generous central island ideal for culinary creations and casual dining. This space effortlessly flows into the spacious dining and open-plan living areas, making it perfect for entertaining and family gatherings. Retreat to the luxurious principal suite, a haven of tranquillity complete with a generous en suite bathroom and a spacious walk-in wardrobe. Four additional well-appointed bedrooms, including two with their own en suite bathrooms, provide ample accommodation for family and guests alike.

Location

St John's Wood offers an abundance of amenities, including numerous boutiques, restaurants, and pavement cafes. It is brilliantly located for the American School in London (ASL), Regent's Park and the green open spaces of Primrose Hill. St John's Wood is one of central London's most sought-after addresses with its village-like ambience, elegant regency and contemporary buildings, world-famous cricket ground, and established cosmopolitan atmosphere. St John's Wood Underground station (Jubilee Line) provides swift access to Bond Street and the West End.

Postcode region: NW8

General

Local Authority: Westminster
Council Tax: Band H
EPC Rating: D
Parking: Off-street
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

3,400 sq ft (315.8 sq m)
Secure gated | Patio | Off street parking
Freehold

Guide price £6,950,000







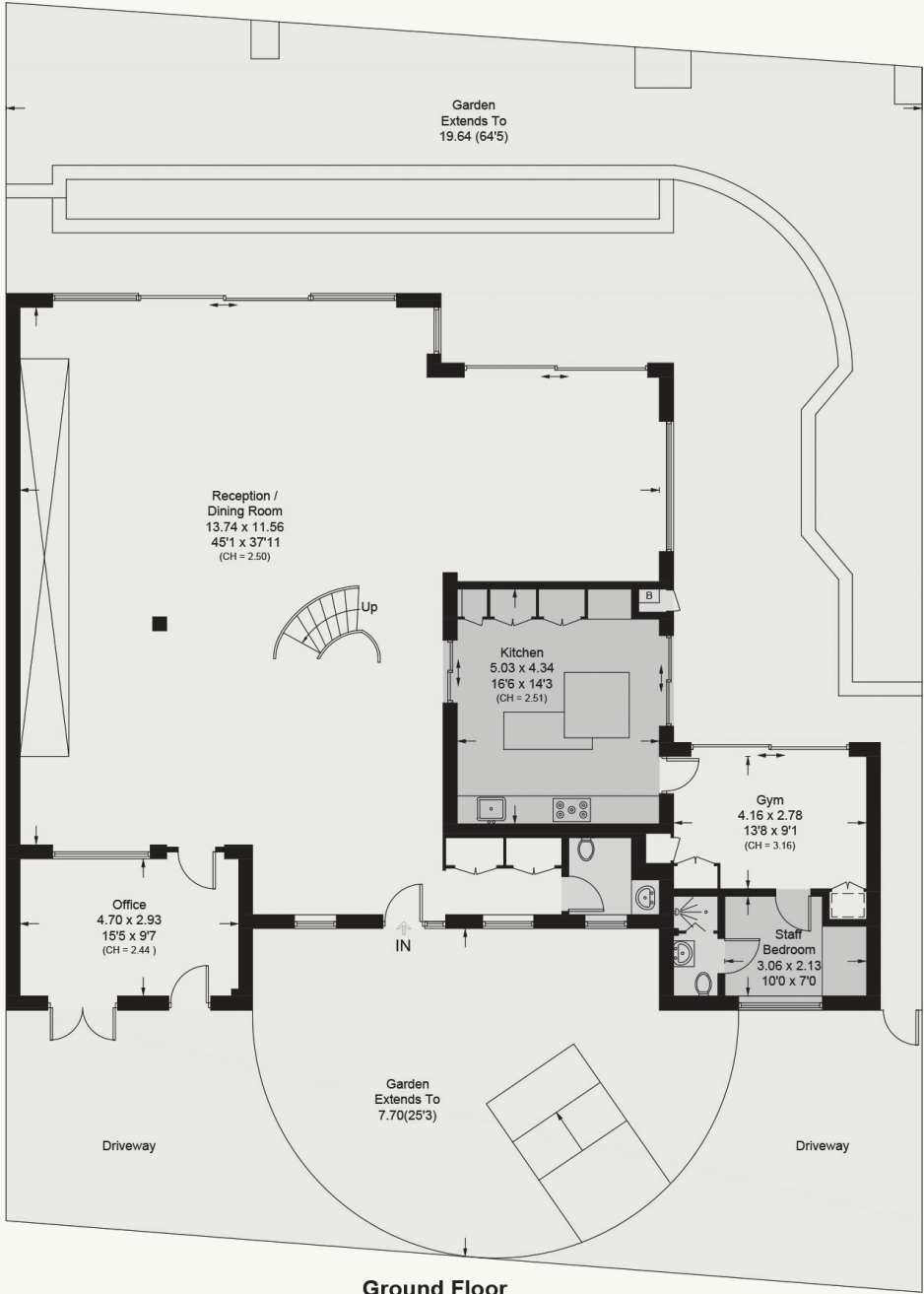




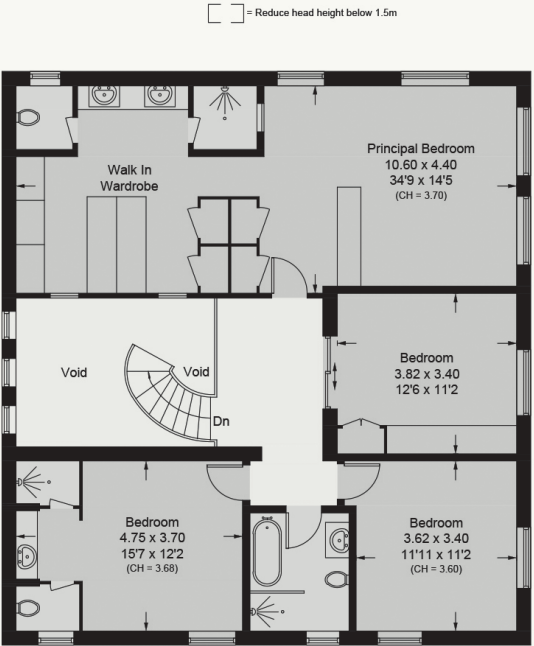


Hillside Close, NW8

Approximate Area = 315.8 sq m / 3400 sq ft
Including Limited Use Area / Eaves (6.0 sq m / 0.6 sq ft) Excluding Void



Ground Floor
Approximate Area = 206.3 sq m / 2221 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)



First Floor
Approximate Area = 109.5 sq m / 1179 sq ft
Including Limited Use Area (0.1 sq m / 1 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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