

Hillside Close,  
St John's Wood



Strutt  
& Parker

Land and property. Since 1885.

**A contemporary two storey detached family house situated within a gated private development.**

Discreetly situated in a private gated road is this unique low built 4-bedroom family home (247.84 sq m/2,667 sq ft). Arranged over two floors the property is presented in excellent condition throughout and offers bright and well-planned accommodation. Further benefits include a grand entrance hall, good entertaining space, an impressive kitchen/conservatory area, a stunning southwest facing garden and three off-street parking spaces. Hillside Close is quietly located within in a private gated development of only six houses in St John's Wood.



**Location**

Hillside Close is located close to the shopping facilities of St. John's Wood High Street and the transport facilities of the underground station. The American School, Abercorn School and Regent's Park are also nearby. By any measure, St. John's Wood High Street and the residential roads surrounding it are among the most charming, glamorous, and exclusive in the capital. St. John's Wood High Street has a distinctly English Village feel yet enjoys a cosmopolitan population and mix of restaurants and shops. St. John's Wood tube station (Jubilee Line) is just two stops from Bond Street in the heart of the West End and into the City. The property is also situated moments from all the amenities of Maida Vale, Paddington, Little Venice, the picturesque Regent's Canal, and Lords Cricket Ground. Maida Vale Underground Station (Bakerloo Line) is within 0.5 miles, and Paddington Recreation Ground with its children's play area, tennis courts, recently refurbished running track, and various other facilities, is located within 0.3 miles of the property.

Postcode region: NW8

**General**

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

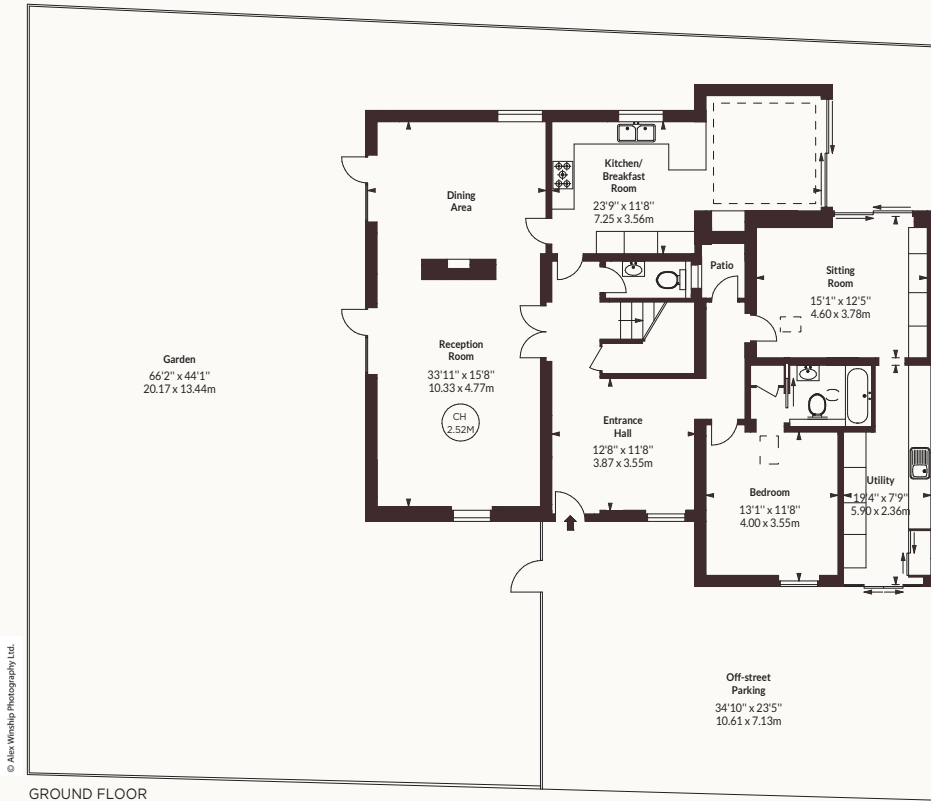
**2,667 sq ft (247.84 sq m)  
4 bedrooms (2 en suite)  
Off-street parking  
Garden  
Patio  
Freehold**

**Guide price £4,695,000**

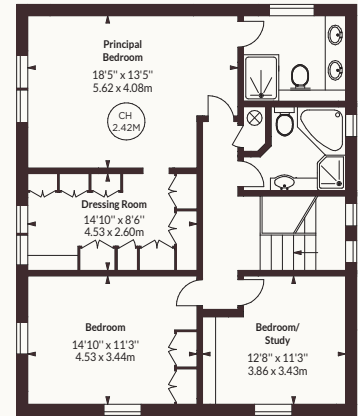


# Hillside Close, NW8

APPROX. GROSS INTERNAL AREA \*  
2667 Sq Ft - 247.84 Sq M



Key :  
CH - Ceiling Height



FIRST FLOOR

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GROUND FLOOR

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



## Strutt & Parker Private Client

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