



**Clifton Hill  
London NW8 0JS**

**£5,500 per week**

Set in this peaceful but prime St John's Wood location in the cul-de-sac end of Clifton Hill stands this detached, Grade II listed, five bedroom period home. This gorgeous family house has been fully renovated but retains many of its original features offering the perfect blend of contemporary living in a period property. The accommodation comprises three reception rooms, large eat-in kitchen family room, master bedroom with walk-in dressing room and en-suite bathroom, four further double bedrooms, two bathrooms, WC, utility room, store room, garden and off street parking.

Clifton Hill is conveniently situated within close proximity of local amenities and St John's Wood underground (Jubilee Line) as well as the American School in London as well as being close enough to walk to Maida Vale and Little Venice.

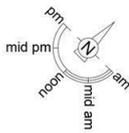
The property is offered unfurnished.



**Clifton Hill, NW8**

**Approximate Gross Internal Area = 3546 sq ft / 329.4 sq m**

Restricted Height = 30 sq ft / 2.8 sq m



**PRIME | PERSPECTIVES**

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.



Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particular shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

85 - 87 BAYHAM STREET  
LONDON NW1 0AG

45 CIRCUS ROAD  
LONDON NW8 9JH

T: +44 2027 1234 152  
info@phillipsharrod.com

