



Clifton Hill, St John's Wood NW8

**PHILLIPS
HARROD**
LONDON'S PRIME REAL ESTATE

85 - 87 BAYHAM STREET
LONDON NW1 0AG

45 CIRCUS ROAD
LONDON NW8 9JH

This distinguished Grade II listed detached residence spans approximately 3,474 sq ft (322.7 sq m) and offers a rare opportunity to acquire a refurbished period home on the highly sought-after west side of St John's Wood. Beautifully presented throughout, the property showcases exquisite original features, exceptionally high ceilings, and refined period detailing - elegantly balanced with contemporary upgrades for modern family living. Recently extensively refurbished, the home features a series of well-proportioned rooms and retains its historic character while offering the comforts of a modern layout. A particular highlight is the charming 45 ft south-facing garden, ideal for outdoor entertaining and peaceful relaxation. The property also benefits from off-street private parking, a valuable amenity in this prime London location.

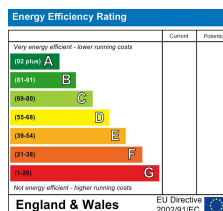
Located on Clifton Hill, one of St John's Wood's most desirable residential streets, the home is moments from The American School in London, as well as the boutique shops, restaurants, and cafes of St John's Wood High Street. Excellent transport connections are available via St John's Wood Underground station (Jubilee line), providing easy access to the West End, Canary Wharf, and beyond. This is a rare opportunity to secure an exceptional detached family house with a garden and parking in one of North West London's most prestigious neighbourhoods.

ASKING PRICE: £8,750,000

TENURE: Freehold

EPC RATING:

COUNCIL TAX BAND: H



85 - 87 BAYHAM STREET
LONDON NW1 0AG

45 CIRCUS ROAD
LONDON NW8 9JH

0207 1234 152

<http://www.phillipsharrod.com>

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 particulars 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 or, 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.













CLIFTON HILL

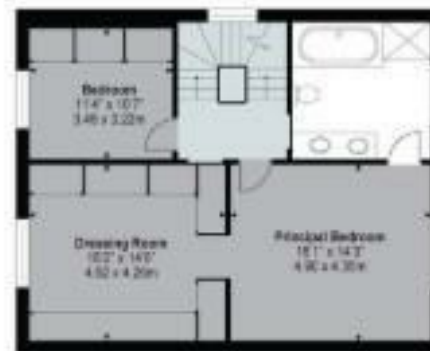
Approximate Gross Internal Area
3,474 Sq.Ft / 322.7 Sq.m
Including Plant / Store Room
56 Sq.Ft / 5.2 Sq.m



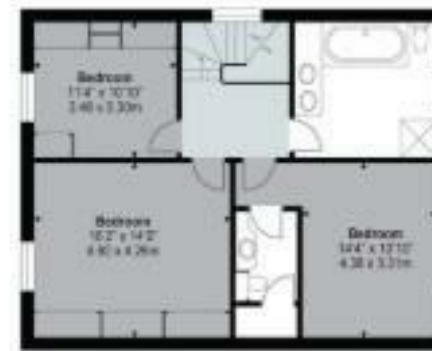
Ground Floor



Lower Ground Floor



First Floor



Second Floor