



**75 Clifton Hill, London
NW8 0JN
Asking price £5,500,000 Freehold**

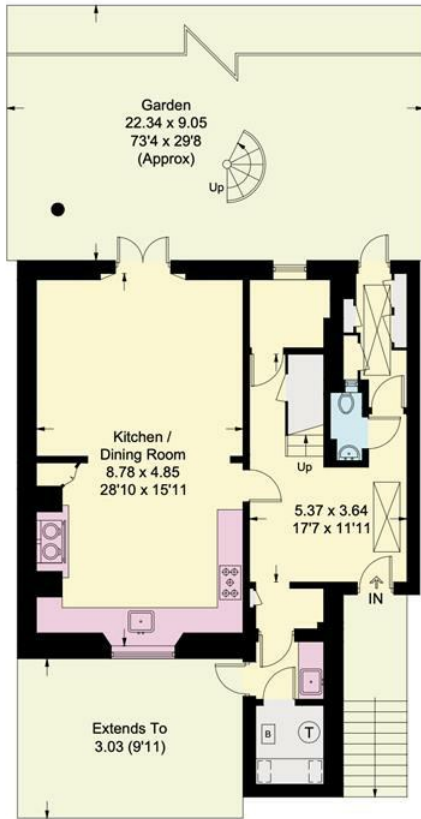


An elegant semi-detached period house arranged over four floors located on this quiet tree-lined road. The house currently provides 2,715 sq feet and features 4 Bedrooms, 3 Reception rooms and a 75 ft South-East facing garden. The property also benefits from full planning permission (Application reference: 21/00179/FULL) to extend the property to approximately 3,261 sq ft. (Plans available) Clifton Hill is situated in the heart of St John's Wood and is close to the cafés, shops and restaurants and amenities of both Abbey Road and St John's Wood High Street. The American School is also within a short distance,



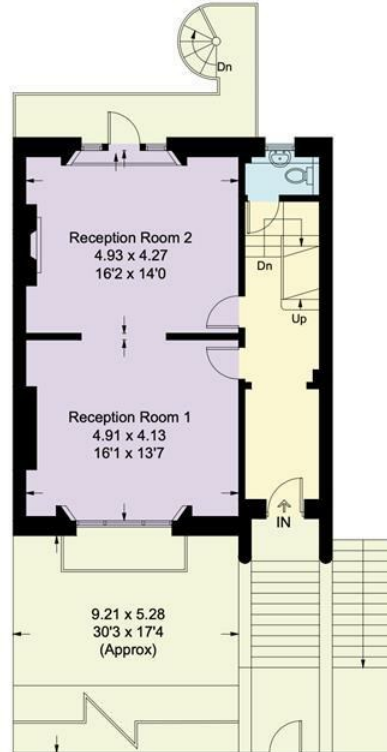
Clifton Hill, NW8

Approximate Area = 252.2 sq m / 2715 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)



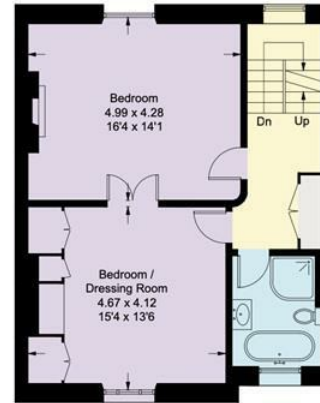
Lower Ground Floor

Approximate Area = 77.1 sq m / 830 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)



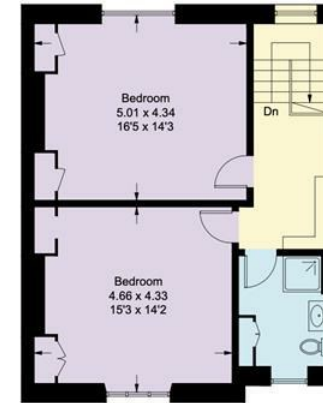
Ground Floor

Approximate Area = 58.5 sq m / 630 sq ft



First Floor

Approximate Area = 58.1 sq m / 625 sq ft



Second Floor

Approximate Area = 58.5 sq m / 630 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			59
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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28 De Walden House, Allitsen Road, London, NW8 7BA

Tel: +44 (0)207 586 1000

ian@iangreenresidential.com

www.iangreenresidential.com



