



TK International  
020 7794 8700  
www.t-k.co.uk

Residential Sales  
Residential Lettings  
Property Management

Sales Office:  
9 Heath Street  
Hampstead  
London NW3 6TP  
E: sales@t-k.co.uk

Lettings Office:  
16-18 Heath Street  
Hampstead  
London NW3 6TE  
E: lettings@t-k.co.uk

tk.international  
TK International  
TK International

Est.  
1998



## Carlton Hill St. John's Wood NW8

Situated within a peaceful and tranquil community is this well presented, bright and spacious one bedroom apartment on the ground floor of a purpose built block, served by a residents porter.

The apartment enjoys direct access to the beautifully maintained communal gardens via a private rear entrance.

The property has undergone recent renovation and has an original parquet flooring beneath the current laminate, which was installed as a temporary measure to protect the flooring during renovations.

There is also potential to create a second bedroom if desired, subject to necessary consents (for which there is precedent).

Knoll House is located at the corner of Carlton Hill and Hamilton Terrace, and is within walking distance of the boutiques and restaurants of both St Johns Wood and Maida Vale as well as both underground stations (Jubilee and Bakerloo Lines).

**£585,000**

**SOLE AGENT**

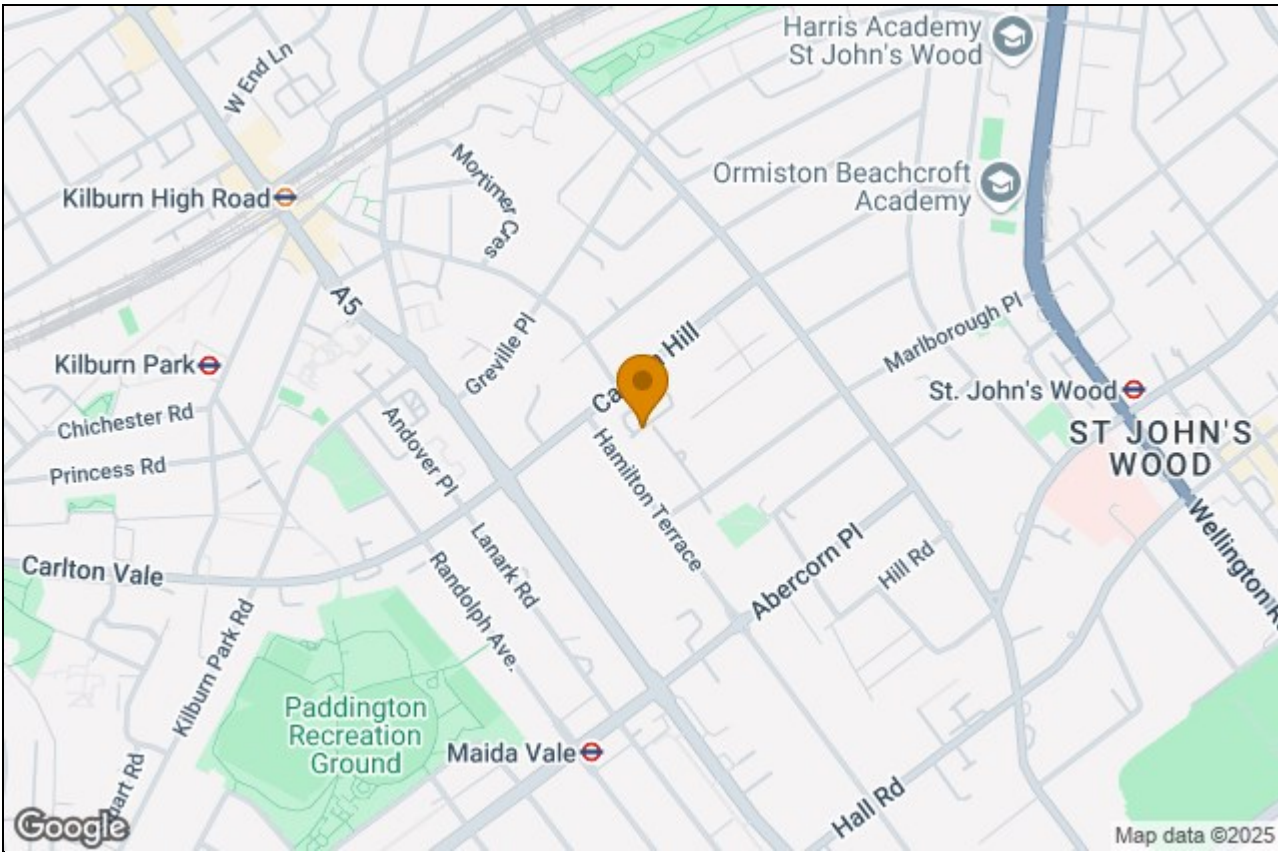
**Share of Freehold**





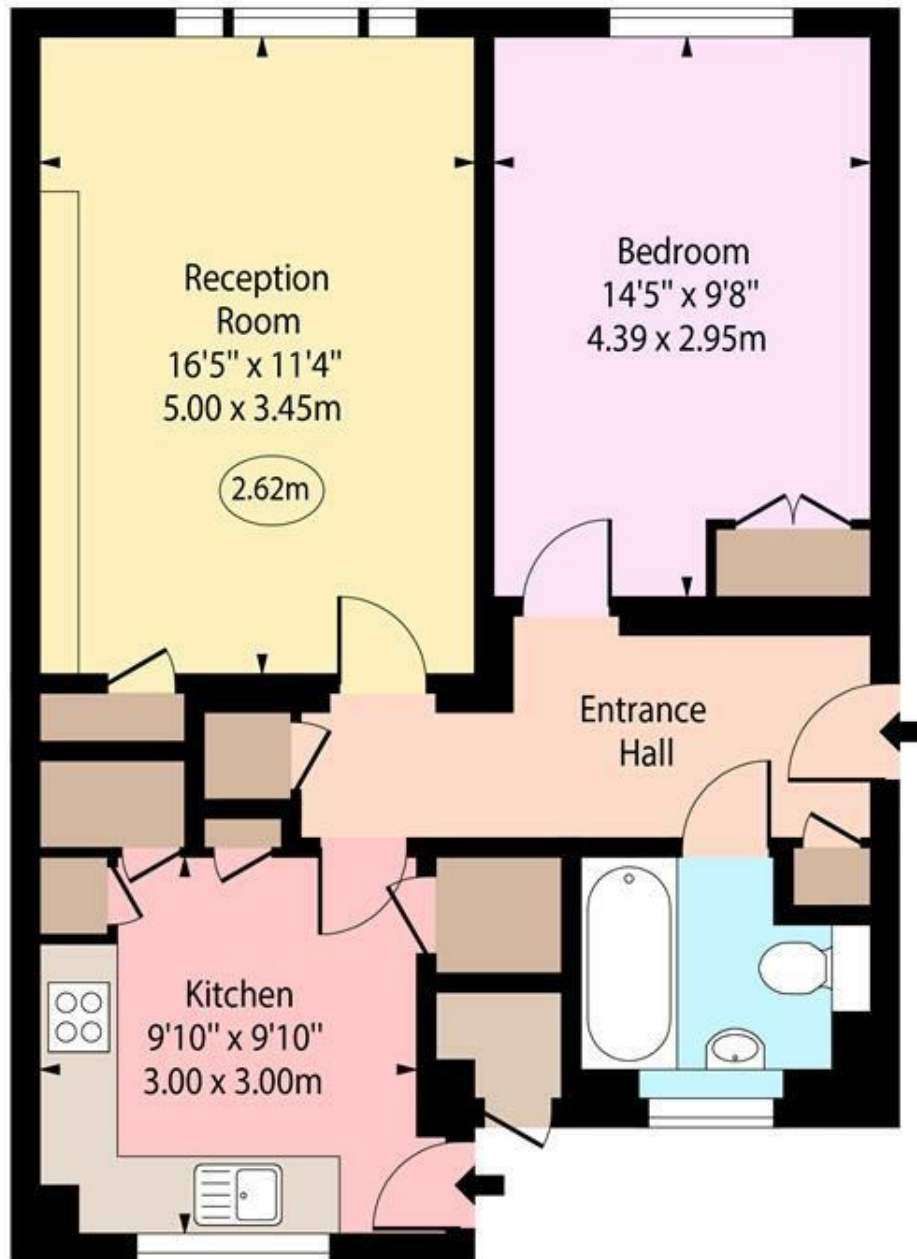






Knoll House,  
Carlton Hill,  
St John's Wood, NW8

○ - Ceiling Height



Ground Floor

Approx Gross Internal Area      608 Sq Ft - 56.48 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Prepared for TK International

Ref. No. 023816E