



**VITA**  
*Properties*

Clifton Hill, St Johns Wood, London NW8 | £3,750,000

- Private Entrance
- Terrace
- Private Garden
- One Off Street Parking and Permit Parking

- High Ceilings
- Newly Refurbished

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Nestled in the highly sought-after and prestigious locale of Clifton Hill, this exceptional three-bedroom apartment presents a rare opportunity to acquire a truly magnificent London residence. Boasting a meticulous, newly refurbished interior, this property seamlessly blends contemporary luxury with classic elegance, offering an unparalleled living experience for discerning buyers.

Upon arrival, a discreet private entrance provides an immediate sense of exclusivity and privacy, leading into a beautifully appointed home. The apartment unfolds to reveal two generously proportioned reception rooms, each designed to offer versatile spaces for both sophisticated entertaining and comfortable family living. High ceilings throughout enhance the sense of grandeur and spaciousness, allowing natural light to flood the interiors and create an airy, inviting atmosphere. The thoughtful layout ensures a seamless flow between rooms, perfect for modern lifestyles.

The heart of this home is undoubtedly its stunning outdoor spaces. A private terrace offers an idyllic spot for al fresco dining or enjoying a morning coffee, providing a tranquil retreat from the bustling city. Beyond the terrace lies a magnificent private garden, a true urban oasis that is both expansive and beautifully landscaped. This secluded green haven offers ample space for relaxation, recreation, and entertaining guests, providing a rare and coveted amenity in central London. Imagine summer evenings spent hosting friends or simply unwinding amidst the lush greenery.

- 🏠 Ground Flat
- 🔑 Freehold
- 🛏 x 3
- 🛋 x 2
- 🪑 x 3

SCAN FOR  
A VIDEO  
WALKTHROUGH



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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

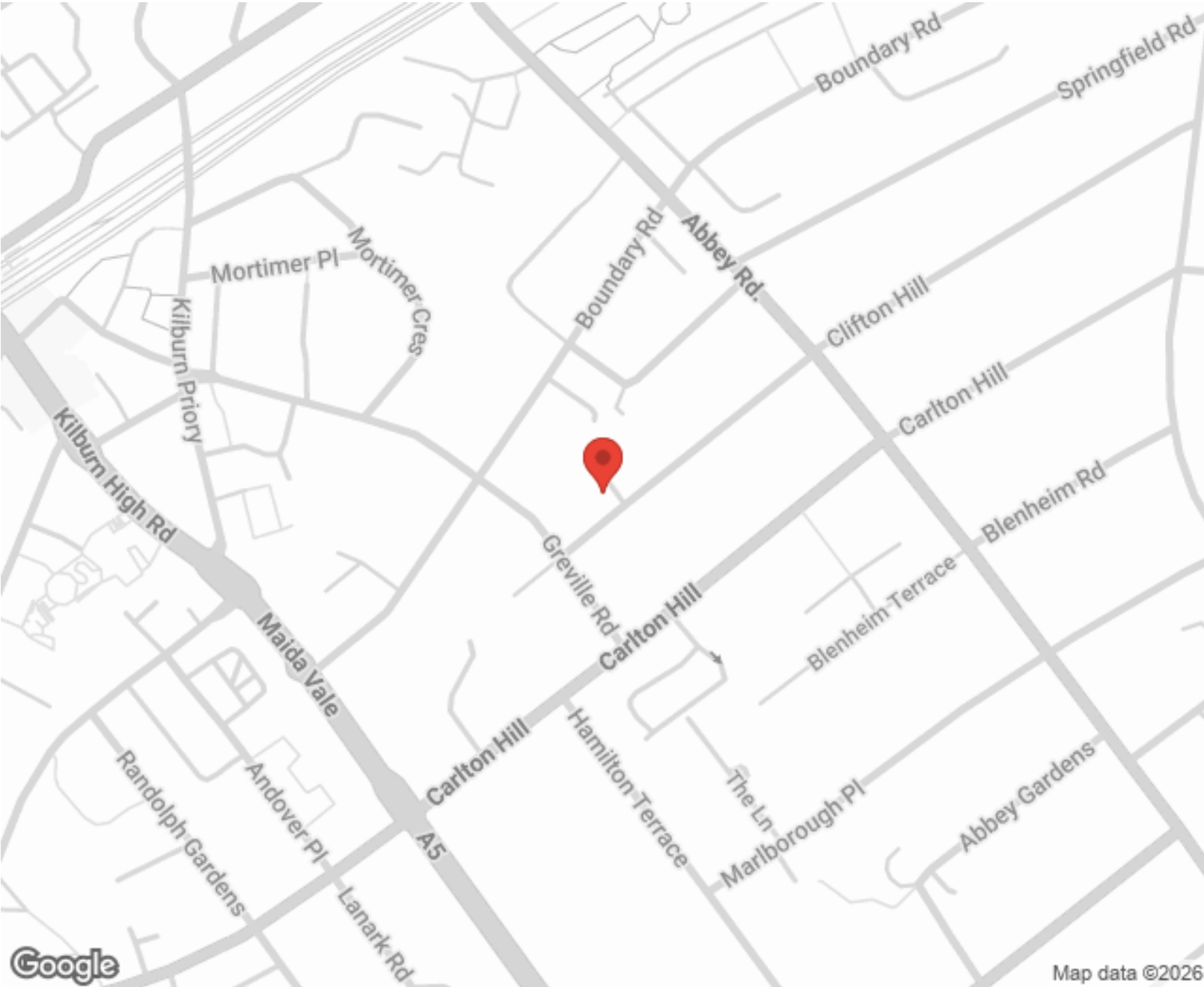
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MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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4.9 Stars | 132 Reviews

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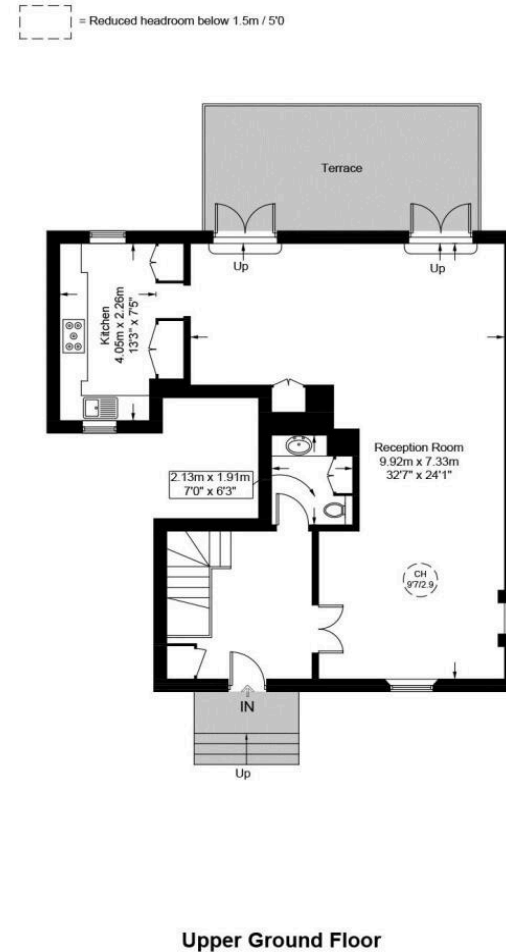
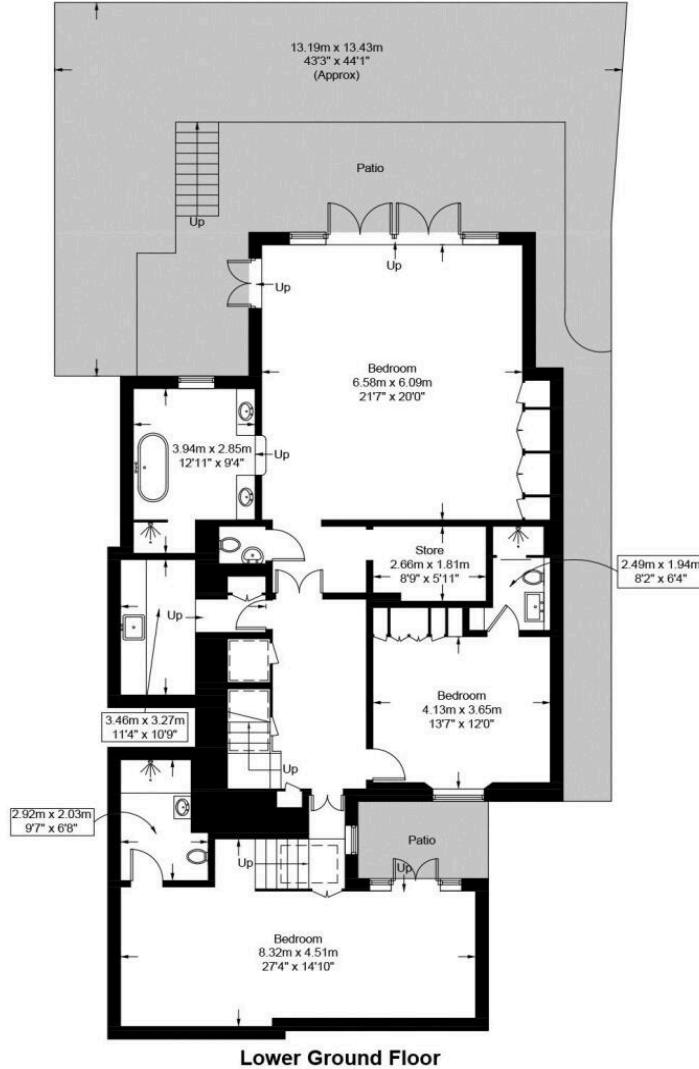
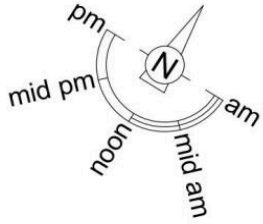


VitaProperties

## Clifton Hill, NW8

**Approximate Gross Internal Area** = 2548 sq ft / 236.7 sq m

**Restricted Height** = 27 sq ft / 2.5 sq m



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.



**Certified  
Property  
Measurer**