



## Clifton Hill

ST JOHNS WOOD, LONDON NW8

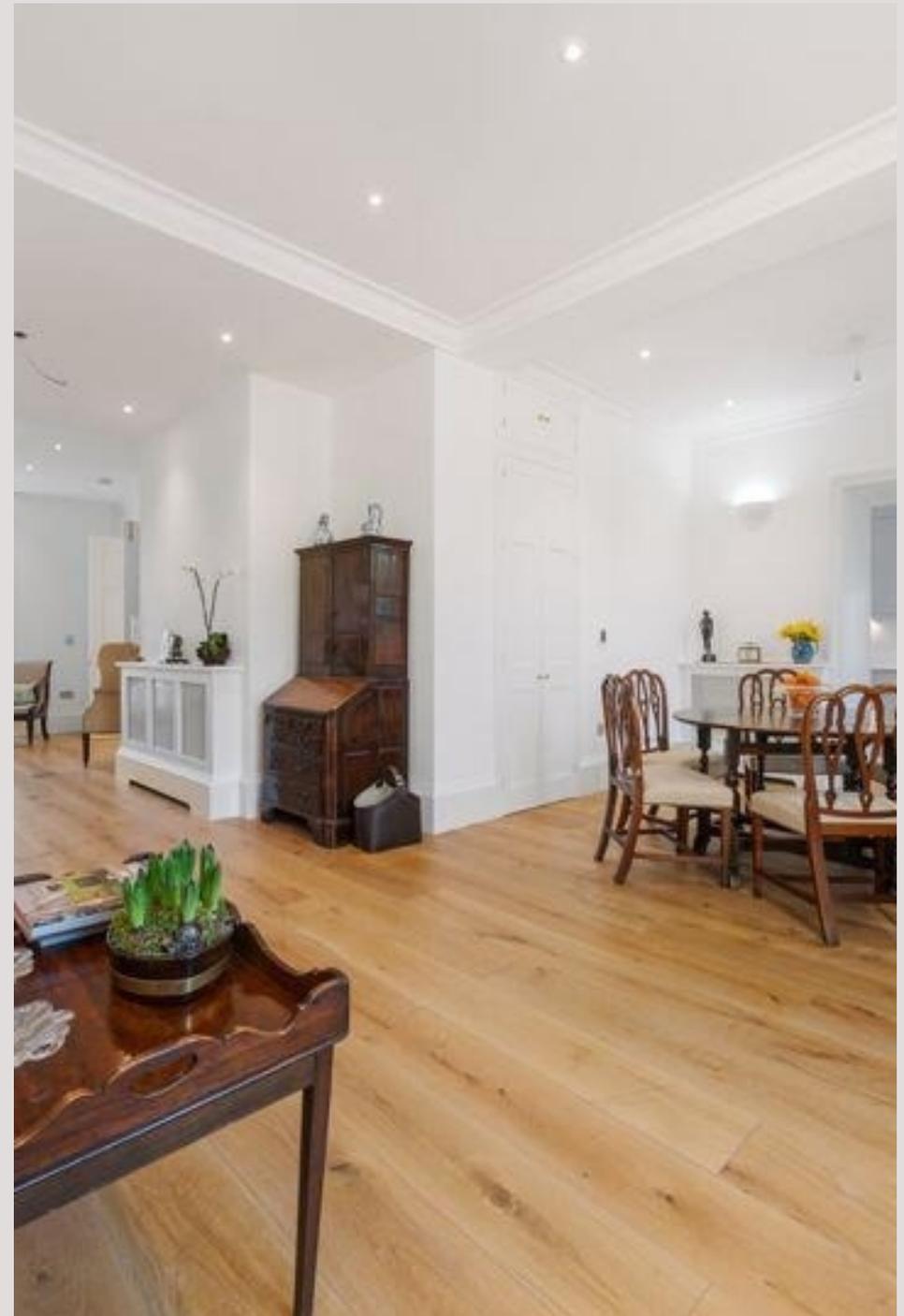
£3,395,000



Situated in the prestigious Clifton Hill enclave of St John's Wood, this exceptional three-bedroom apartment presents a rare opportunity to acquire a beautifully refurbished and substantial London residence. Finished to an exacting standard throughout, the property effortlessly blends contemporary design with classic elegance, creating a sophisticated and highly functional home.

A private entrance immediately establishes a sense of exclusivity and tranquillity. Inside, two generously proportioned reception rooms provide versatile living and entertaining spaces, enhanced by impressive ceiling heights and an abundance of natural light. The layout has been carefully considered to ensure seamless flow between rooms, offering both openness and defined areas for formal dining, relaxation, or working from home.

The outdoor space is a truly remarkable feature. A private terrace extends directly from the living accommodation, ideal for al fresco dining or morning coffee. Beyond this lies a magnificent private garden—rare for such a central setting—offering a peaceful, landscaped retreat perfect for entertaining, family enjoyment, or quiet relaxation.





The apartment comprises three spacious bedrooms, each thoughtfully designed to provide comfort and privacy. Three impeccably appointed bathrooms, finished with premium fittings and refined detailing, complement the sleeping accommodation. The recent refurbishment has been executed with meticulous attention to detail, resulting in a cohesive and elegant interior throughout.

Further benefits include off-street parking for one vehicle, along with additional permit parking. Clifton Hill is renowned for its attractive period architecture and leafy surroundings, while the amenities of Maida Vale and St John's Wood are close at hand, offering boutique shops, cafés, restaurants, excellent schools, and convenient transport links. This is a rare chance to secure a refined home in one of London's most desirable residential locations.

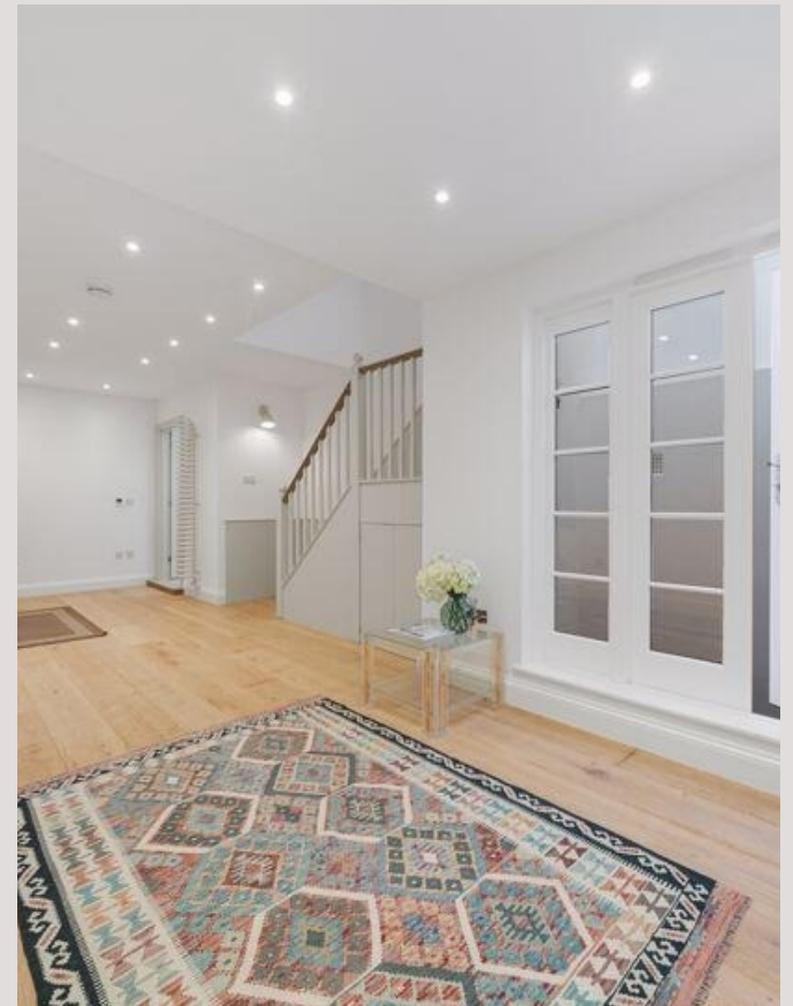








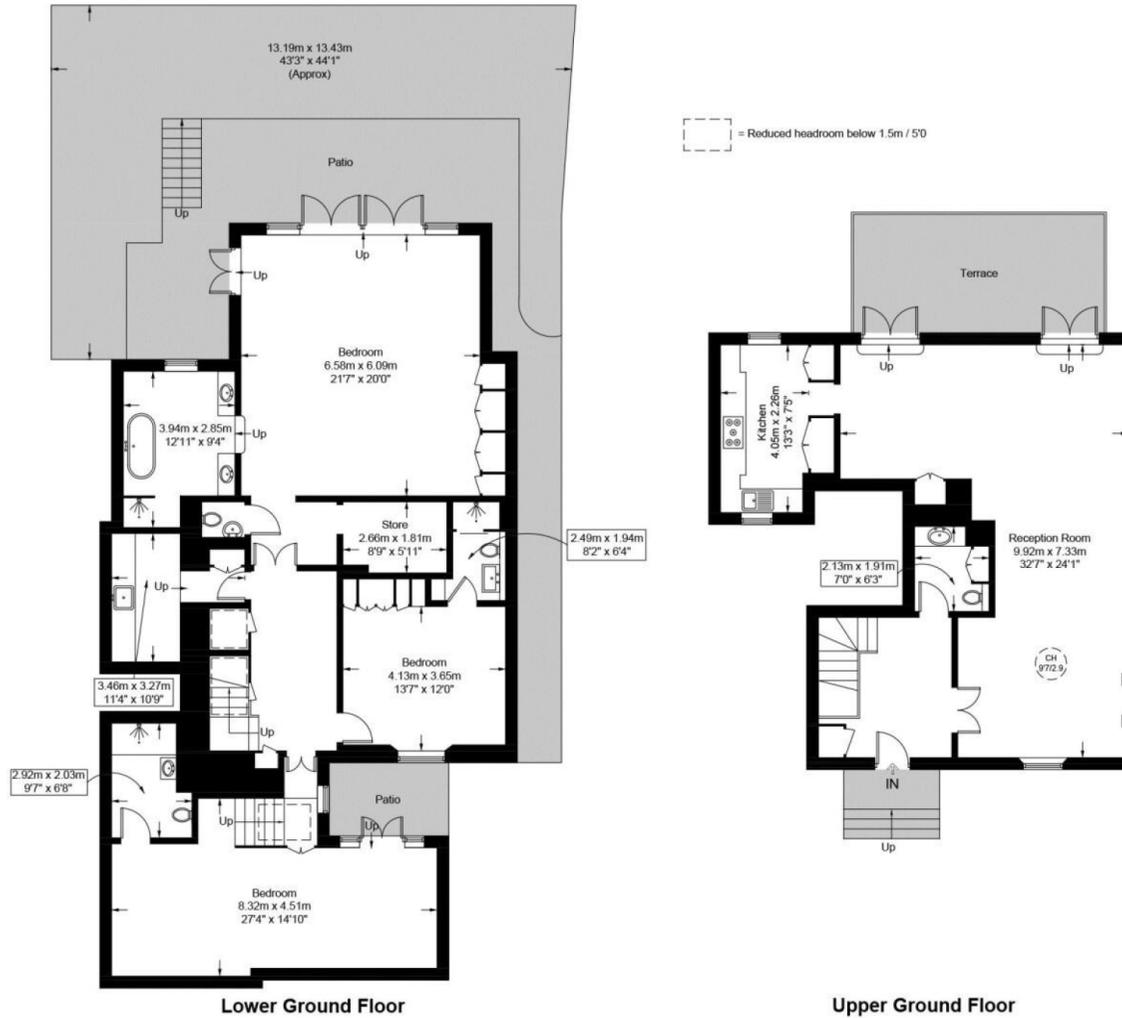
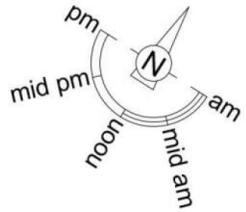
Scan for out video walkthrough



# 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**

# Particulars

## Property

Clifton Hill, St Johns Wood, London NW8  
£3,395,000

## Rooms



2



3



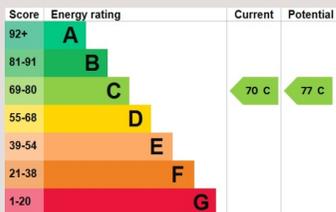
3

## Features

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

## Information

Council Tax



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