



MILTON
STONE

Ordnance Hill, NW8

£2,995,000 Freehold

3 bedroom terraced house for sale

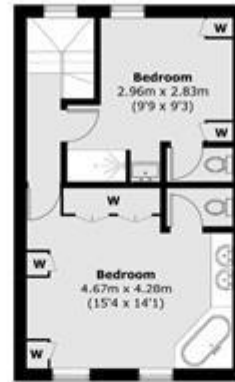
Description

An opportunity to purchase a fabulous period house located on the favoured East side of St Johns Wood. Arranged over three floors, this spacious, light and well-proportioned home has an enchanting 30ft South/West facing rear garden, two large reception rooms, three double bedrooms and a stunning 20ft roof terrace. Ordnance Hill is within walking distance of the extensive shops and restaurants of St Johns Wood High Street and St Johns Wood Underground Station (Jubilee Line). Primrose Hill and Regents Park are also nearby.

Tenure

Freehold

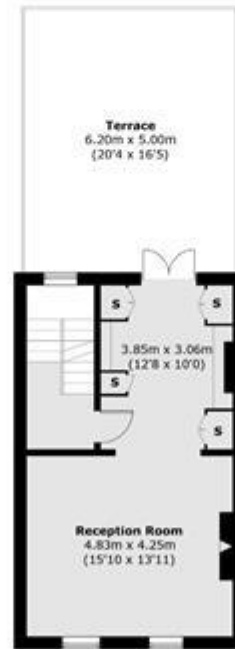




Second Floor



Ground Floor



First Floor



Site Plan

Total area (approx.): 153.3 sq. m (1650.0 sq. ft)
 Terrace: 31.0 sq. m (333.6 sq. ft)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	81	England & Wales
			EU Directive 2002/91/EC
			76
			53

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
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