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New-21
& 2018-2019

MILTON
STONE

Clifton Hill, NW8

£3,950,000 Freehold

5 bedroom semi-detached house for sale

Description

A well-proportioned, bright and immaculately presented Grade II Listed semi-detached family home with 2574 sq ft (239.12 sq m) of accommodation. Arranged over four floors and featuring a beautiful rear garden, five bedrooms, three bathrooms and off street parking for two cars. Clifton Hill is within walking distance of St Johns Wood High Street and Underground Station (Jubilee Line) and the American School in London.

Master Bedroom with Dressing Room and Bathroom

Four Further Bedrooms

Family Bathroom

Shower Room

Study

28 Ft Double Reception Room

Kitchen/Dining Room

Cloakroom

43 Ft Rear Garden

Off Street Parking for Two Cars

EPC: TBC

Tenure

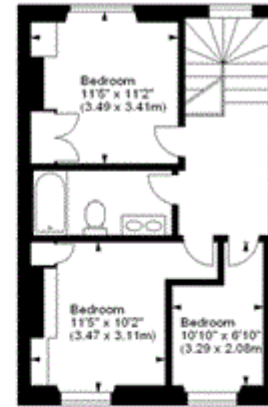
Freehold



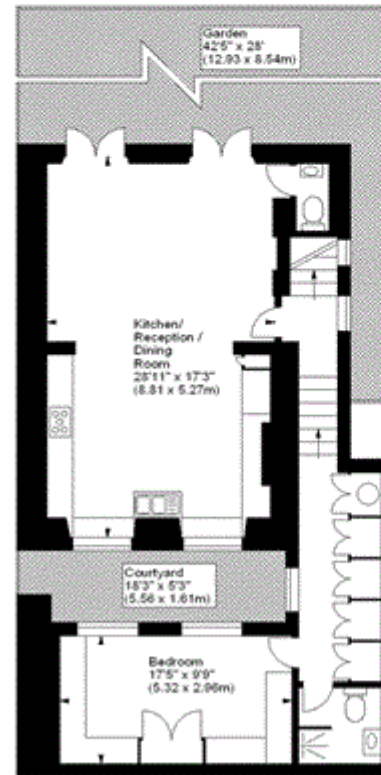
Clifton Hill, NW8
 Approx. Gross Internal Area
 2574 Sq Ft - 239.12 Sq M



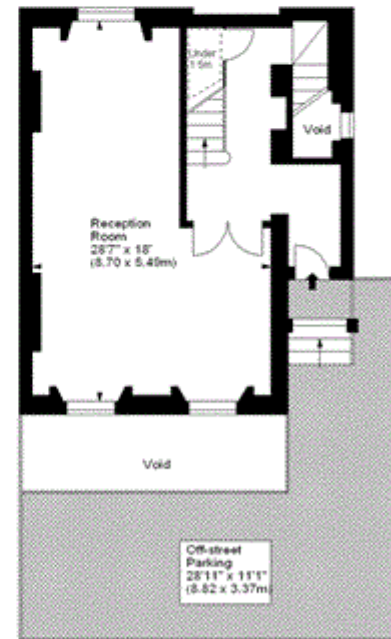
First Floor (53.31 sq m)



Second Floor (46.30 sq m)



Lower Ground Floor (84.26 sq m)



Ground Floor (55.25 sq m)

For Auction purposes only. Not to scale.
 All measurements are taken and shown at floor level.
 www.richmond.gov.uk/G-Photography/Floor Plans/Lease Plans/EPCs



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		73	(55-68) D
(39-54) E	45		(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	England & Wales
			EU Directive 2002/91/EC
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 (CO ₂)

Viewing by appointment only
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