



MILTON  
STONE



# Clifton Hill, NW8

£4,250,000 Freehold

4 bedroom semi-detached house for sale

## Description

A well-proportioned and bright Grade 2 listed semi-detached family home arranged over three floors and featuring a 50 ft south-facing garden, double reception room, four bedrooms and two bathrooms. The house has potential to increase the internal area subject to the necessary consents. Clifton Hill is within walking distance of St Johns Wood High Street and Underground Station (Jubilee Line) and the American School in London.

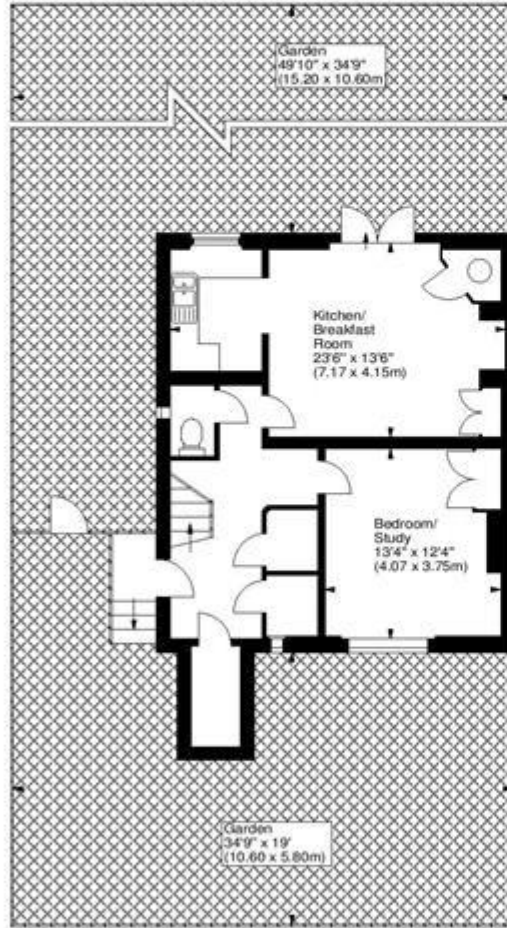
## Tenure

Freehold

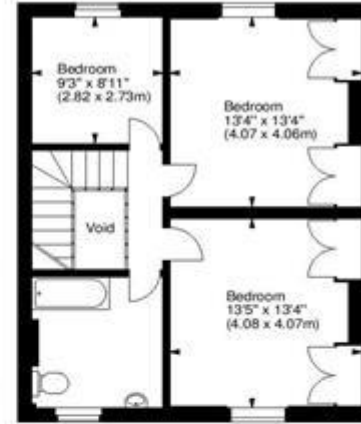




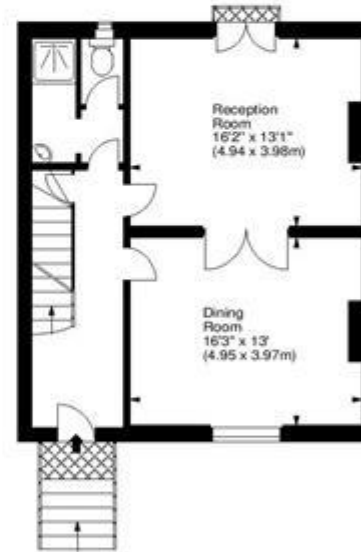
**Clifton Hill, NWS**  
Approx. Gross Internal Area  
1940 Sq Ft - 180.23 M



Lower Ground Floor



First Floor



Raised Ground Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>79</b>	
	<b>30</b>		<b>69</b>
			<b>19</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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<sub>2</sub>).

Viewing by appointment only  
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