



Carlton Hill, NW8  
£999,999, Leasehold

Anderson//Rose







## Carlton Hill, NW8

A newly refurbished apartment situated on the ground floor of this charming white stucco fronted period conversion located in the heart of St Johns Wood.

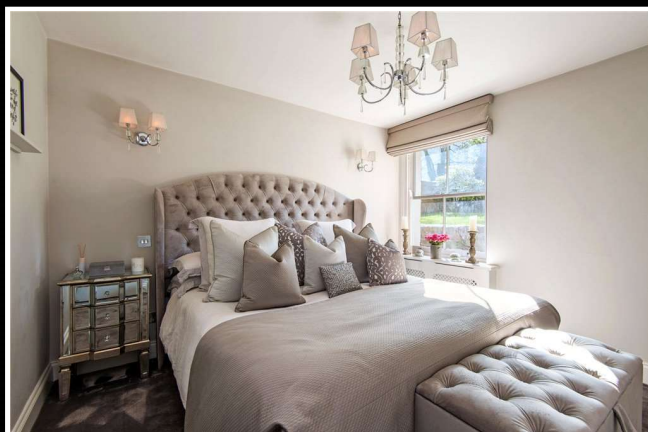
The apartment comprises of a bright & airy reception room with an open plan kitchen and breakfast bar with modern appliances, all of which leads onto a beautiful private patio and fabulous communal garden. The principle bedroom bedroom with an en-suite shower room, a good sized second bedroom which benefits from a generous amount of wardrobe space, a family bathroom and a separate utility room.

Carlton Hill is a desirable and leafy residential street located just around the corner from St. John's Wood High Street, which boasts an array of amenities, shops bars and restaurants. The American School and famous open green spaces and boating lakes of Regents Park. as well as St. John's Wood Tube station is also nearby with the latter providing a convenient commute across the capital.

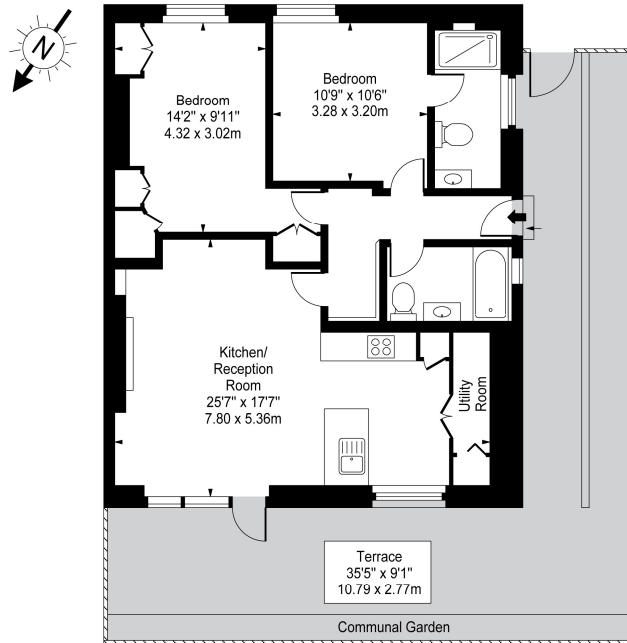
Service charge: £4108.76  
Ground rent: Peppercorn

*Ref*PCL220132

£999,999  
Leasehold



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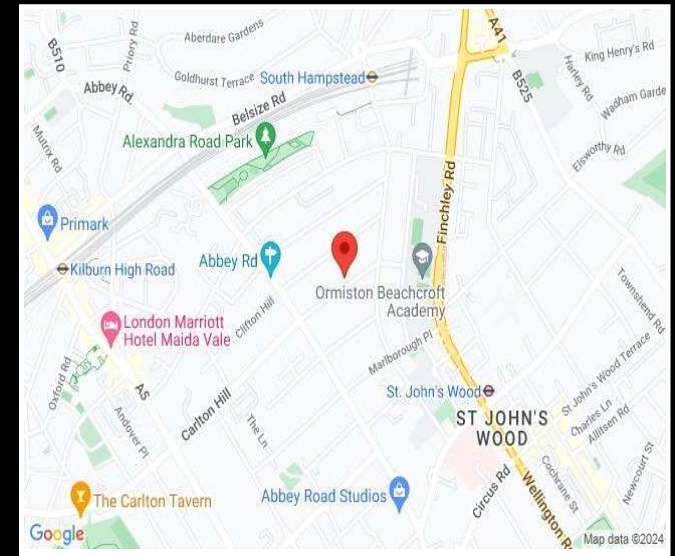


Lower Ground Floor

Approx Gross Internal Area **839 Sq Ft - 77.97 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.36834

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.