



A handsome period home in a highly sought after residential address

Hill Road, St. John's Wood, London, NW8

Guide Price £5,250,000 Freehold

savills

About this property

A handsome, semi-detached period home (255 sq m/ 2,745 sq ft) which is meticulously presented by the current owners. This property is a fine example of a period building retaining original features whilst being complemented with contemporary finishes.

Accommodation summary:

The raised ground floor comprises a large double reception room with French doors leading onto the Portland stone terrace with BBQ.

The first floor incorporates principle suite with walk-in wardrobe, steam/shower and chilled ceilings

The second floor comprises two double bedrooms and a family bathroom. Further benefits include loft storage above both bedrooms with elevator access for storage.

To the lower ground floor, which also benefits from its own entrance, has a further guest bedroom suite, family room and large kitchen.

The basement area of the property benefits from a cinema room with cooling and underfloor heating, utility and plant room.

Local Information

Hill Road is located off of Abbey Road on the West side of St John's Wood and is within easy walking distance of The American School in London (approximately 0.3 miles).

St John's Wood Underground Station (Jubilee Line - approximately 0.3 miles) and South Hampstead Overground Station (approximately 0.7 miles).





Tenure

Freehold

Local Authority and Council Tax

Westminster, Band H

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regents Park Office. Telephone: +44 (0) 203 043 3600.

Specifications

Sonos Home Entertainment System

Surround Sound System for Home Cinema

MVHR (Mechanical ventilation heat recovery) system to all floors of the property

Gaggenau Kitchen Appliances

Passive Chilled Ceilings

Underfloor Heating in the Media/Cinema Room

Bespoke Joinery

Viba Feature Lighting

Loft Storage with Elevator Access







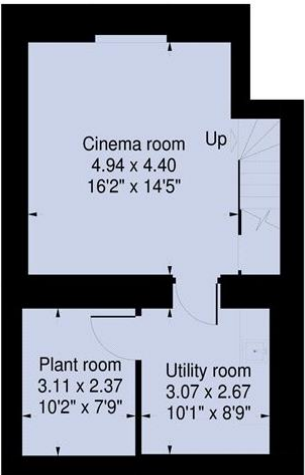
Hill Road, St. John's Wood, London, NW8
Gross Internal Area 2,745 sq ft, 255 m²

 Savills | savills.co.uk

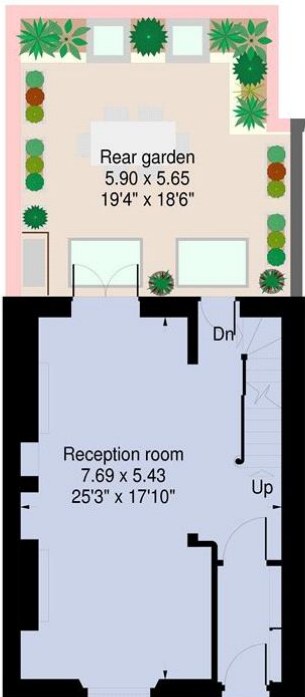
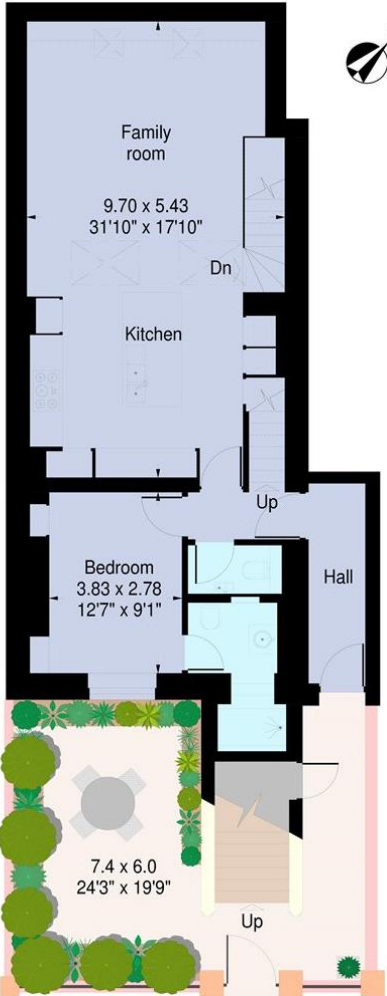
Zach Madison
St. John's Wood & Regents Park
+44 (0) 203 043 3600
zmadison@savills.com

Hill Road, St John's Wood NW8

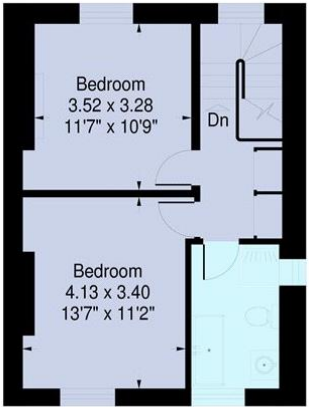
Gross internal area (approx):
255.0 sq.m. (2745 sq.ft.)
For identification purposes only. Not to scale.
Proplan UK ©



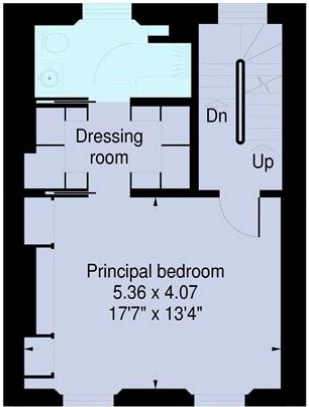
Basement




Raised
ground floor



Second floor



First floor

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

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20230124ELWA

