



## A detached low built family home in the heart of NW8

**Hillside Close, London, NW8**

£4,250,000 Freehold





- Detached, low built family house set within a gated close
- Excellent living space with reception, living and dining rooms
  - Four double bedrooms
- Swimming pool, two garages and parking for 5 cars
  - Freehold

### About this property

A rare opportunity to acquire and refurbish a unique detached family house set within a private gated close in the heart of St Johns Wood. The house which is available for the first time in over 40 years is set over two floors only and comprises of a large reception room, a dining room, a living room that can also be considered as a large study, a guest cloakroom, a separate kitchen and a charming wrap around garden. The second floor consists of an excellent size principle bedroom suite with ample wardrobe space, three further double bedrooms and a family bathroom. This property further benefits from two garages, two driveways which in total offers off-street parking for up to 5 cars and a fully functional indoor swimming pool.

### Local Information

Hillside close is a private gated close that consists of just 5 other houses, located just off of Carlton Hill NW8. The house is located 0.9 miles away from the shops, restaurants, Cafés and various amenities of St John's Wood high-street. 1.3 miles away from the large open spaces of Regents Park and 0.9 miles away from the worldwide landmark Lords Cricket Ground. St Johns Wood Tube Station (Jubilee Line) & Maida Vale Tube Station (Bakerloo Line) are 0.8 & 0.4 miles away respectively.

### Tenure

Freehold

### Local Authority

City of Westminster

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regents Park Office.

Telephone: +44 (0) 20 3043 3600.





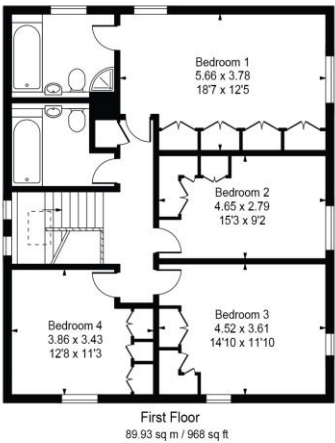
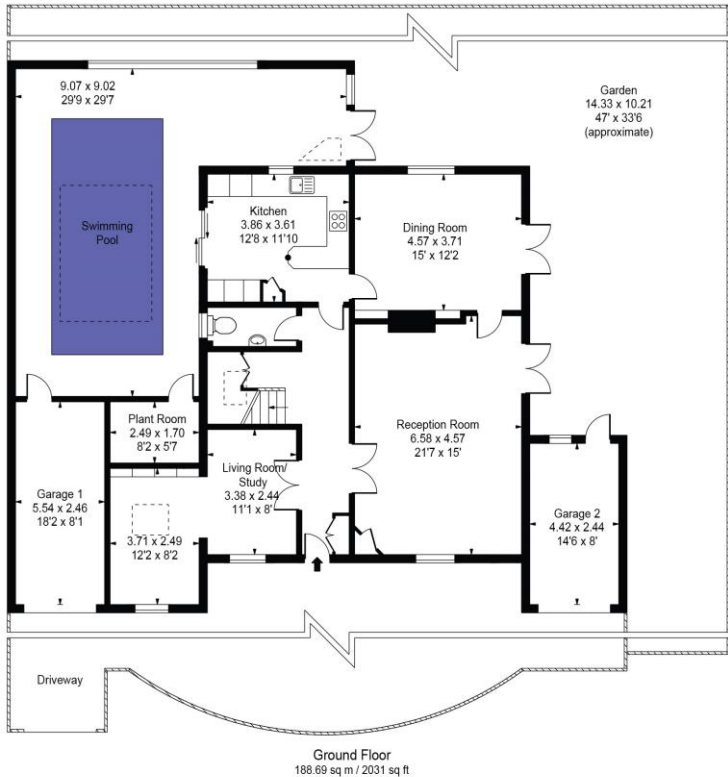



Hillside Close, London, NW8  
Gross Internal Area 2883 sq ft, 267.8 m²

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Hillside Close  
Gross Internal Area(Approx)  
House = 267.84 Sq m / 2883 Sq ft  
(Including Garage 1 & Excluding Garage 2)  
Garage 2 = 10.78 Sq m / 116 Sq ft  
Total = 278.62 Sq m / 2999 Sq ft  
For Illustration Purposes Only - Not To Scale  
Floorplan by Humble Spy Photography Ltd.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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