



Clifton Hill St Johns Wood NW8

£400 Per Week - Available 03/07/2017

**HAMPTONS**  
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*Beyond your expectations*

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*A modern bright one bedroom apartment on the first floor of this period conversion well located within easy reach of the local shopping and transport facilities.*

1 Bedroom | 1 Bathroom | Gas Central Heating | Fridge | Oven | Washer.

## Description

A beautiful one bedroom first floor apartment in this sought-after location in the heart of St John's Wood. The apartment has period features, wooden floors and plenty of storage.

## Situation

Clifton Hill is a sought-after address in the heart of St John's Wood both the underground (Jubilee Line) and the High Street are within easy reach.

## Furnishing

Furnished



Kitchen



Bedroom

## Hamptons St Johns Wood Lettings

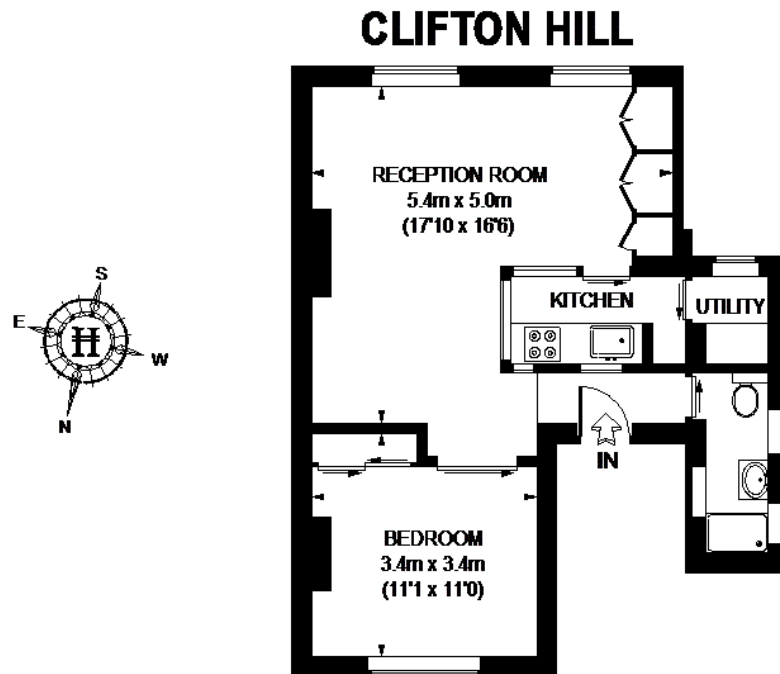
99 St Johns Wood Terrace, St Johns Wood

London NW8 6PL

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## Floorplan

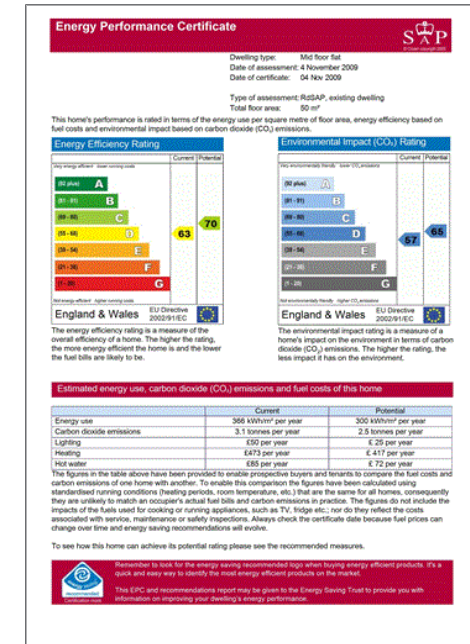


**FIRST FLOOR**  
APPROXIMATE GROSS INTERNAL AREA  
484 SQ. FT. (45 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property. (ID109769)

## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, 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. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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