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MILTON  
STONE

# Carlton Hill, NW8

£2,950,000 Leasehold

3 bedroom house for sale

## Description

A rare opportunity to acquire a private, spacious and modern house behind a period facade in this highly sought-after location in St Johns Wood. Arranged over two floors, the house is in excellent condition and benefits from a double reception room, three bedrooms (all en-suite), a charming rear walled garden and off street parking for two cars with electronically operated gates.

Accommodation and Amenities:

- Entrance Hall
- Inner Courtyard
- Open Plan Reception Room
- Guest WC
- Large Kitchen/Atrium
- Master Bedroom with en-suite Dressing Room and Shower Room
- Bedroom 2 with en-suite Bathroom
- Bedroom 3 with en-suite Shower
- Lutron Lighting System
- Secure Off Street Parking with Electronically Operated Gates

Tenure: Leasehold (60 years)  
Ground Rent: £4,800 per year

## Tenure

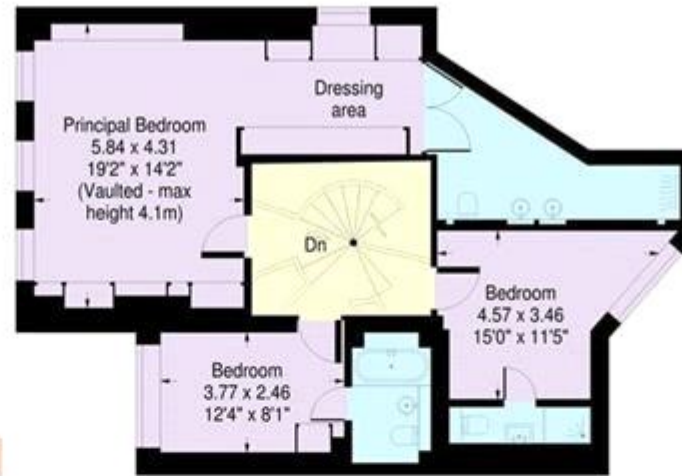


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Leasehold (60 years)

# Carlton Hill, London NW8

Approximate Gross Internal Area:  
 201.6 sq.m. / 2170 sq.ft.  
 (including Passage - 14.9 sq.m. / 160 sq.ft.)



First Floor



Ground Floor

Floor Plans produced by  
**Proplan**  
 01491 842925

All measurements and figures are taken in accordance with RICS guidelines. This plan is for guidance only and must not be relied upon as a statement of fact.

APPROX. SCALE  
 0 1 2 3 4 5 10Ft  
 0 1



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