



A bright penthouse apartment with direct lift access, private terrace and
a secure garage

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

£1,075,000 Leasehold (approximately 108 years remaining)

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- Large open plan reception/dining
- 2 well-proportioned bedrooms
- Direct lift access
- Terrace with seating area
- Secure garage & long lease

About this property

A modern two bedroom, two bathroom penthouse apartment set within a small and exclusive building, consisting of only six apartments. Located on the third floor, this property comes with direct lift access, walnut flooring, an open plan reception/dining area and two well-proportioned bedrooms, one of which is en-suite. Additional benefits include secure garage parking and a charming sunny terrace running along the front of the house offering a beautiful view of tree-lined Road.

Local Information

Hill Road is located on a quiet turning off of the world famous Abbey Road on the west side of St John's Wood. It is approximately 0.4 miles walk to St. John's Wood Underground (Jubilee Line), approximately 0.4 miles to Maida Value Underground (Bakerloo Line) and approximately 0.6 miles to the abundance of amenities on St John's Wood High Street. The vast greenery and waterways of Regent's Park are also within walking distance (approximately 0.9 miles). The sought after American School in London is approximately 0.4 miles walk.

Tenure

Leasehold (approximately 108 years remaining)

Local Authority

City Of Westminster – Band G

Energy Performance

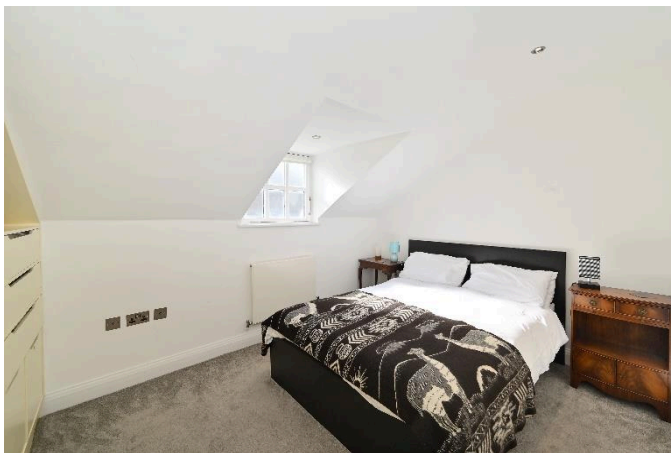
EPC Rating = C

Viewing

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

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Hill Road, St John's Wood, London, NW8
Gross Internal Area 922 sq ft, 85.7 m²

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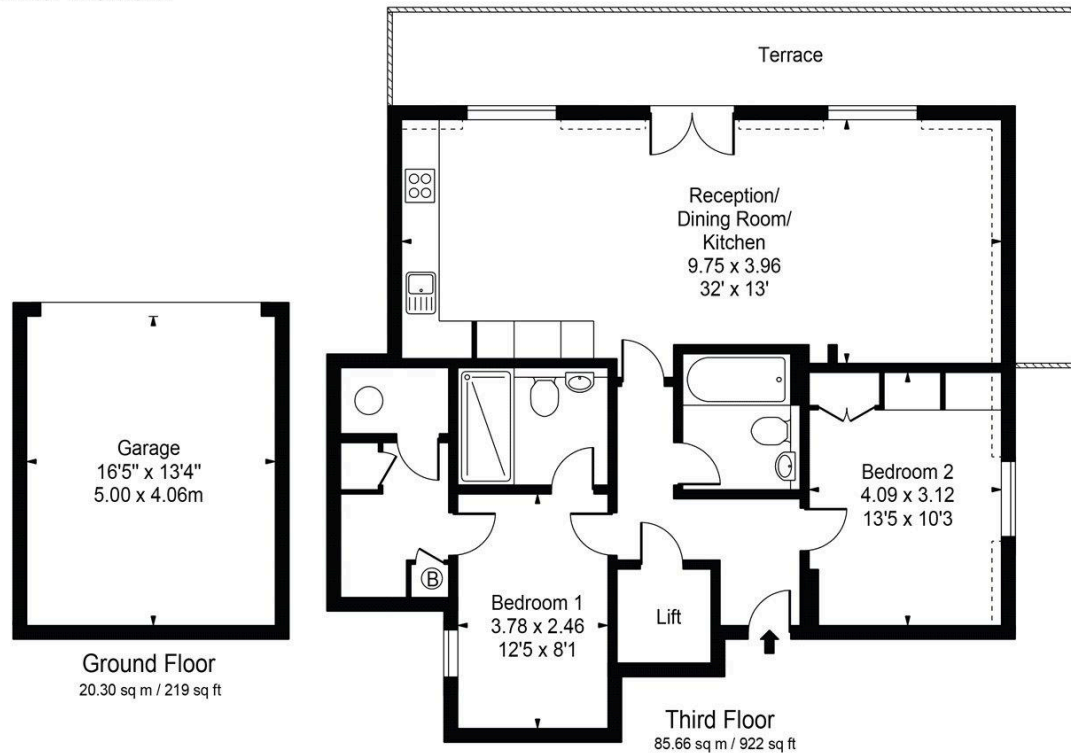


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Hill Road

Gross Internal Area(Aprox)
 House = 85.66 Sq m / 922 Sq ft (Excluding Lift & Garage)
 Garage = 20.30 Sq m / 219 Sq ft
 Total = 106.00 Sq m / 1141 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-)	A		
(81-91)	B	81	81
(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	

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