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### The details

Price: £5,495,000  
Agent: Ian Green Residential  
Tel: 020 7586 1000

**E**ntered on the raised ground floor you pass through a reception hall and onto a huge double reception room, WC and kitchen/breakfast room.

The lower ground floor has two of the five bedrooms, an en-suite bathroom, the second reception room, store, utility room and a boiler room.

Finally, the first floor is home to the master bedroom with en-suite bathroom, two other bedrooms and a family bathroom.

On the raised-ground floor there is a garden to the front plus one to the rear, which is accessed via the lower ground floor or by steps from the floor above.

# Making the grade

Catherine Golding reports on an enchanting Grade II Listed Victorian villa, a shining example of the era which is presented in excellent condition

A feature of Victorian properties that I absolutely love is often the first that you see once inside the property – namely the hallway. And this is certainly the case with this enchanting Grade II Listed Victorian villa. On stepping across the threshold you know this is going to be a gorgeous property filled with character from top to bottom – a feeling re-enforced by the beautiful feature staircase with a runner and flowing banister, which engages your initial view.

There's a natural flow to the hallway which draws you in and highlights the period features that we've all come to love with homes of this era – ceiling roses, high skirtings, wonderfully crafted cornice detailing and architraves. A joy to behold.

Overall, the home is exquisitely designed, presented in excellent

condition, offers spacious and stylish living space and is on the market with Ian Green Residential.

This property is detached and is situated on Carlton Hill at the eastern end of Carlton in St John's Wood within walking distance of St John's Wood High Street and St John's Wood Underground Station (Jubilee Line).

It offers five bedrooms, four bathrooms (two of which are en suite), a double reception room, further reception room and a large kitchen/breakfast room.

A real added bonus is that planning permission has been granted to extend both the lower ground floor and ground floor to the rear and the side.

With so much to love about this home I won't be the only one who thinks this my dream home. So, best you act quickly if this is to be yours...

