



Garden Flat, Hamilton Terrace, St John's Wood, NW8

**ARLINGTON**  
RESIDENTIAL



A rare opportunity to acquire a garden apartment of 2,852 sq ft/264 sq m, situated within this detached period house featuring a beautiful private west facing rear garden and terrace. The property is in need of refurbishment, offering impressive entertaining space with many original features throughout. Hamilton Terrace is a wide tree lined road, regarded as one of the areas most prestigious and highly sought addresses and is approximately half a mile from St John's Wood High Street and St John's Wood underground Station.

**EPC Rating: D Council Tax Band: H**

**Leasehold: 121 years remaining**

**Service Charge: £3,000 (approx.) per annum**

**Joint Sole Agent**

**GUIDE PRICE £3,750,000**

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RESIDENTIAL

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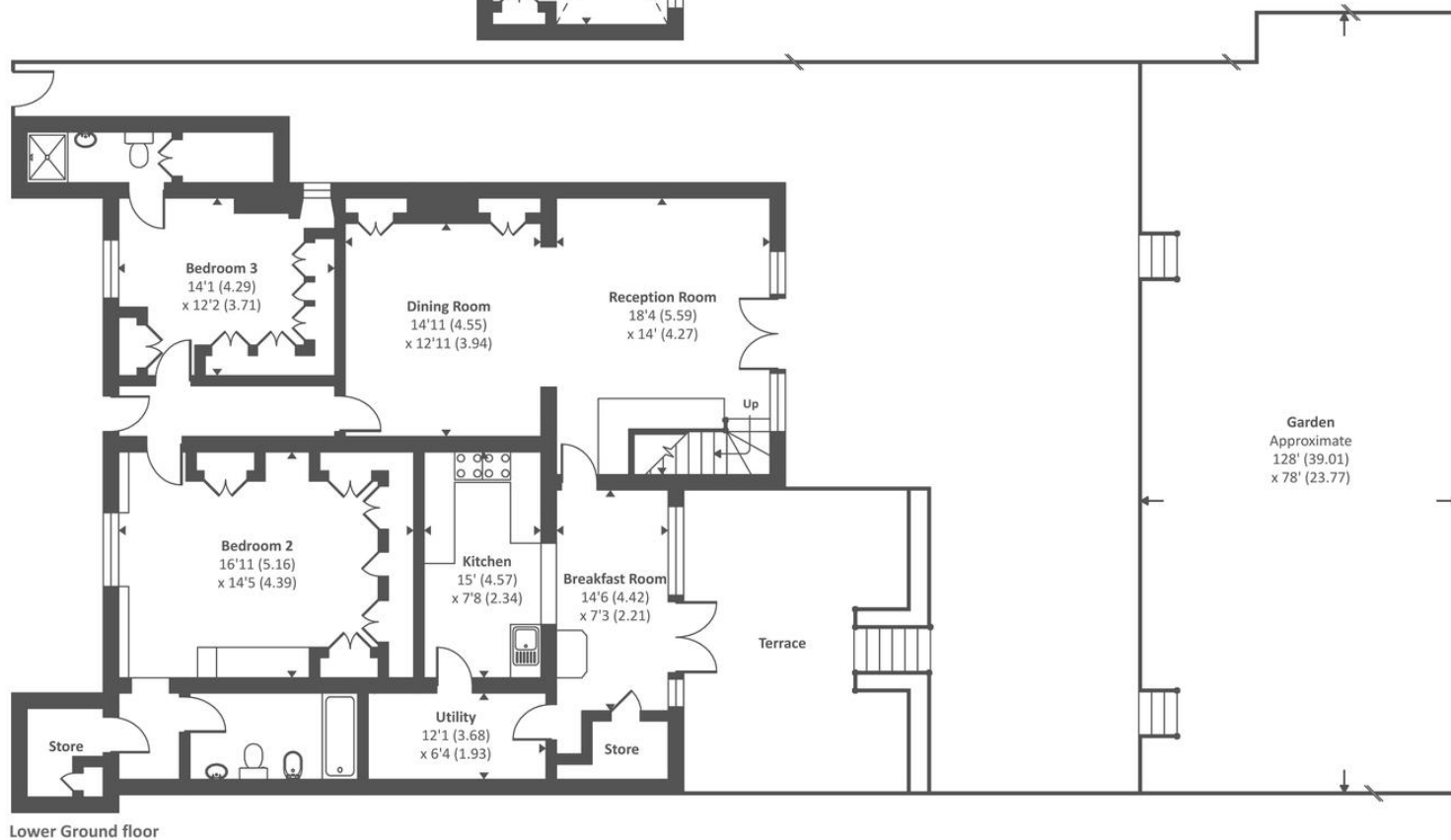
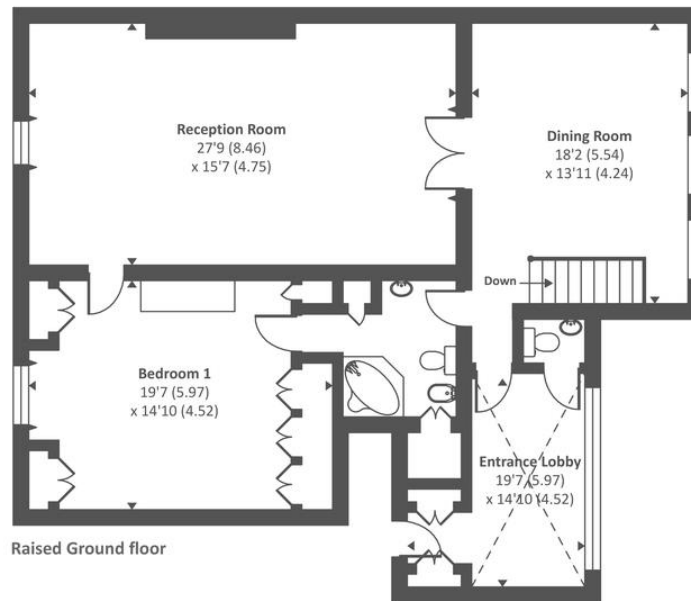






Approximate Area = 2852 sq ft / 264.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2021. Produced for Chancellors Estate Agents. REF: 718376