



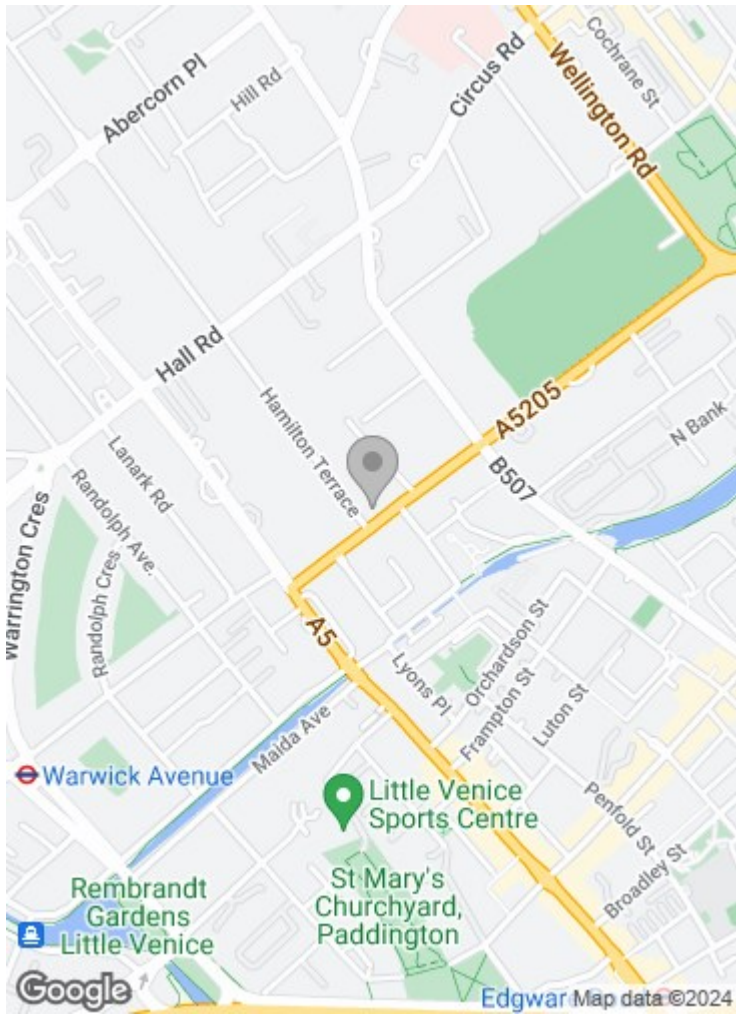
Hamilton Terrace London NW8 9QX

Asking price £2,150,000

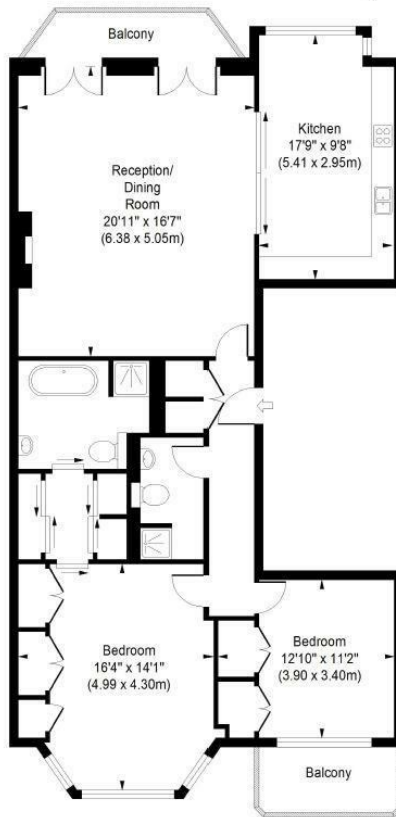
We are delighted to bring to the market this exquisite, newly refurbished two bedroom, two bathroom apartment. Set on the first floor of this beautiful period conversion in Hamilton Terrace the apartment has two balconies, one to the front of the apartment, the other is west facing overlooking large gardens. With all traditional features in tact, including a fire place in the main living room, beautiful wood flooring, high ceilings and an abundance of natural light throughout, together with top of the range appliances and high end finishes, this is the perfect two bedroom apartment in a superb location.

The apartment comes with a share of the freehold, service charges are approximately £750 per annum.

Hamilton Terrace is located in the heart of St John's Wood close to St John's Wood High Street and underground station (Jubilee line), the American School in London and the beautiful open spaces of Regent's Park.



Approximate Gross Internal Area
1155 sq ft / 107.28 sq m



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Energy Efficiency Rating: A	81	Environmental Impact (CO ₂) Rating: A	84
Energy Efficiency Rating: B	69	Environmental Impact (CO ₂) Rating: B	65
Energy Efficiency Rating: C	55	Environmental Impact (CO ₂) Rating: C	45
Energy Efficiency Rating: D	40	Environmental Impact (CO ₂) Rating: D	25
Energy Efficiency Rating: E	21	Environmental Impact (CO ₂) Rating: E	10
Energy Efficiency Rating: F	9	Environmental Impact (CO ₂) Rating: F	5
Energy Efficiency Rating: G	1	Environmental Impact (CO ₂) Rating: G	1