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## Hamilton Terrace, St John's Wood, London, NW8

A delightful garden apartment set within this converted Victorian building on one of the most sought after roads in St Johns Wood.

The well-proportioned accommodation comprises two bedrooms, one ensuite bathroom, one ensuite shower room an open-plan kitchen onto a generous reception living room, garden room and featuring excellent outdoor space with a sizeable private South West facing patio garden perfect for alfresco dining, with direct views & access onto a communal gardens.

Uniquely there is dual entrance access, via the lower ground central entrance on Hamilton Terrace and from the ground/garden level entrance on Hall Road.

Hamilton Terrace is a popular and desirable street that is perfectly positioned for easy access to the designer shops and restaurants of St John's Wood high street, the pavement Cafés of Clifton Road and the Regents Canal, with local transport links found at St Johns Wood (Jubilee Line) and Warwick Avenue Underground Stations (Bakerloo Line).

- TWO BEDROOMS
- ONE ENSUITE BATHROOM
- ONE ENSUITE SHOWER ROOM
- RECEPTION ROOM
- GARDEN ROOM
- KITCHEN
- PRIVATE SOUTH WEST FACING PATIO GARDEN
- COMMUNAL GARDENS
- DUAL ENTRANCE ACCESS
- SHARE OF FREEHOLD

**Tenure - Share of Freehold**

**Price - £1,495,000 Subject to Contract**







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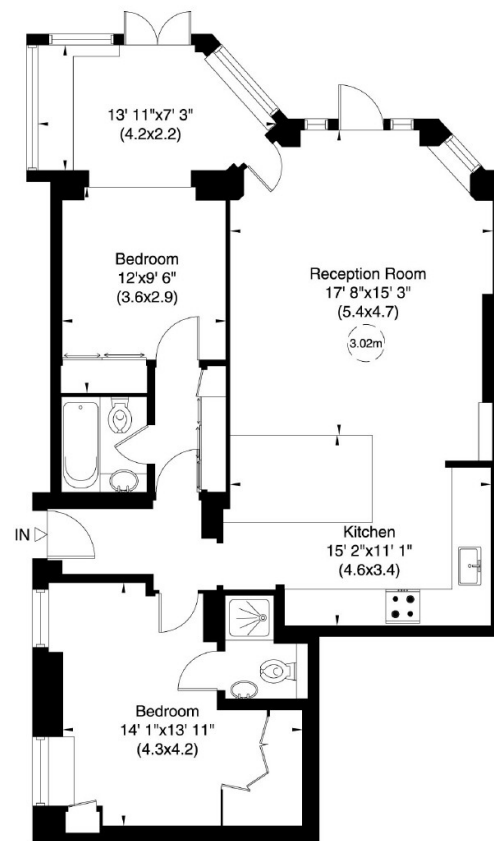
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## 11, 63-65 Hamilton Terrace, NW8

Approximate Gross Internal Area

88 sq m/ 943 sq ft

Not to Scale, for identification only



Garden Level

For guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

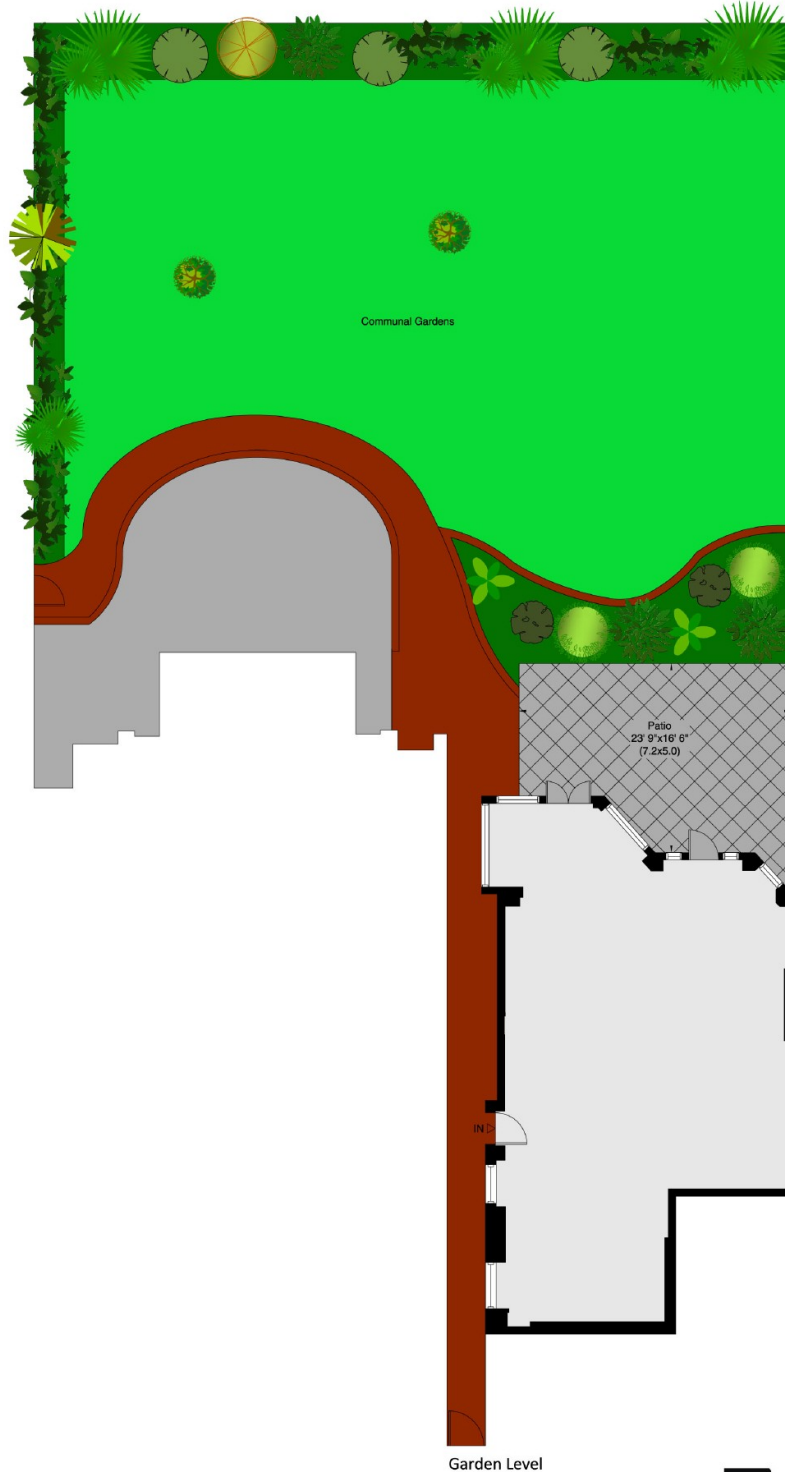


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