



HAMILTON TERRACE
ST JOHNS WOOD, NW8

GRANT J BATES
— PROPERTY —



Five-Bedroom Georgian Home on Hamilton Terrace, St John's Wood

GJB

Hamilton Terrace, St Johns Wood, NW8

Freehold

- Grade II Listed
- Georgian Home
- Fantastic Garden
- Period Detail
- Ample Space
- Five Bedrooms
- Over 3200 Sq Ft
- Terrific Location
- Link End of Terrace
- Potential to Renovate

Description

Located on sought-after Hamilton Terrace in St John's Wood, this Grade II listed Georgian end-of-terrace home offers over 3,200 sq ft of elegant living space across five floors. With five bedrooms, several reception rooms, and a private garden, it blends period charm with modern practicality.

The raised ground floor boasts a wide entrance hall and a striking double reception room featuring high ceilings, sash windows, and original fireplaces and cornicing. Built in the 1830s as part of a symmetrical villa pair, the house reflects the area's architectural heritage and long-standing appeal among creative and professional residents.

The lower ground floor includes a large open-plan kitchen and dining space that opens onto a landscaped east-facing garden. A second reception room, study area, and utility room complete this level, offering flexibility for family life and entertaining.

The first floor hosts a generous main suite with dressing area and en-suite, while four more bedrooms and two family bathrooms occupy the top floors. One of the upper rooms enjoys far-reaching views.

Situation

Hamilton Terrace is known for its tree-lined beauty and classic architecture. Just a short walk from St John's Wood High Street, Regent's Park, and Little Venice, the home is also well-connected via nearby underground stations.

The area is renowned for top-tier education, including the American School in London, popular with international families, and several other respected schools, both independent and state-run—making it ideal for families with children.

Additional Information

Local Authority: Westminster

Council Tax Band: H

Grant J Bates

Director

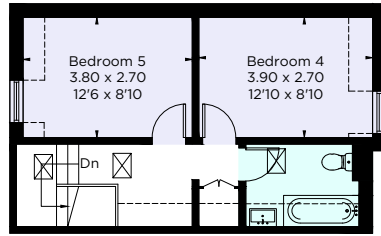
07868 848 732

grant@grantjbates.com

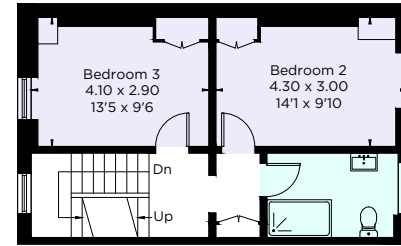




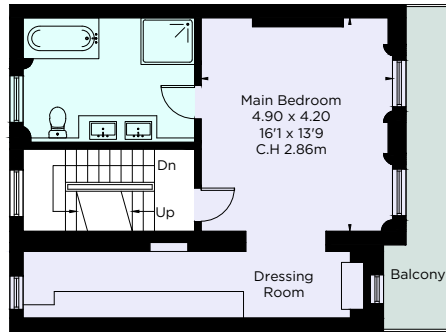




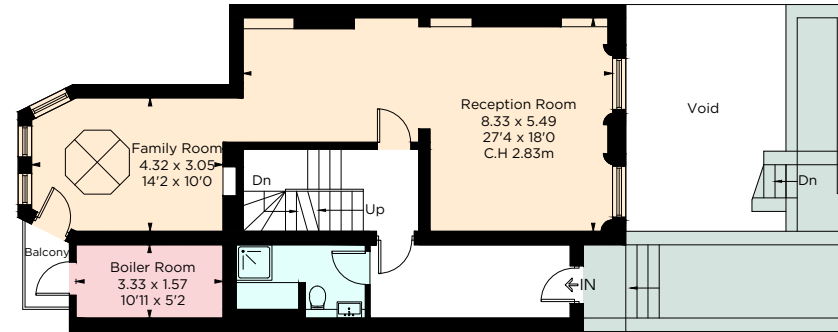
Third Floor



Second Floor

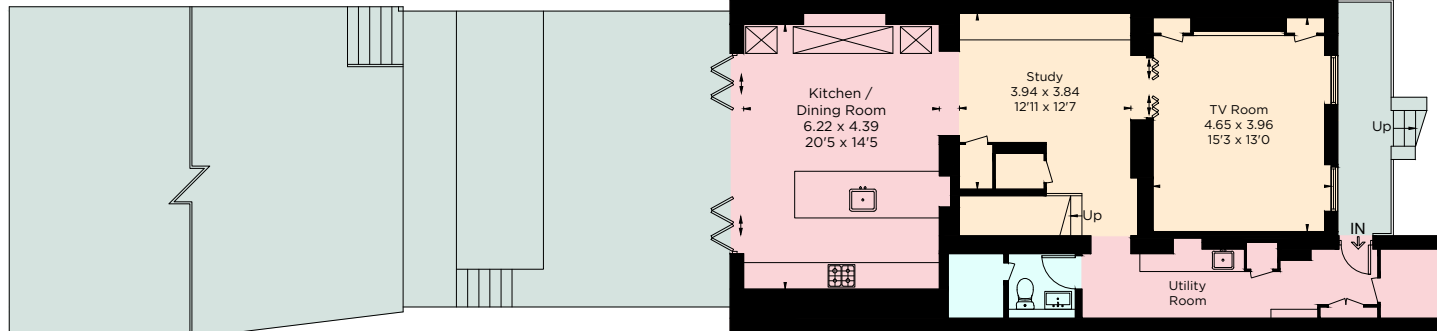


First Floor



Ground Floor

[] = Reduced head height below 1.5m



Lower Ground Floor

Hamilton Terrace

Approximate Floor Area = 298.8 sq m / 3216 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.