



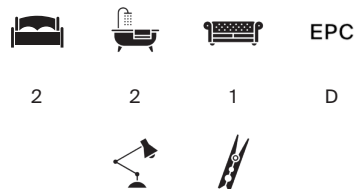
HAMILTON TERRACE

St John's Wood NW8



BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT

Set on the top floor of a period conversion on Hamilton Terrace in St John's Wood NW8. Includes a spacious reception/dining room, a separate kitchen, a principal bedroom with en suite shower room, a second bedroom, a family bathroom and a utility room.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold with approximately 147 years remaining

Ground rent: £1 per annum, reviewed annually*

Service charge: £2,200 per annum*

Asking Price: £1,180,000



HAMILTON TERRACE, ST JOHN'S WOOD NW8

The property also benefits from access to the loft space, which is ideal for extra storage and can be used as a study.

Hamilton Terrace is located on the west side of St John's Wood, where one can find a number of world-famous landmarks, including the Abbey Road Studios and the home of cricket, Lord's Cricket Ground. St John's Wood High Street offers an array of boutique shops, restaurants and cafes. St John's Wood Underground Station (Jubilee Line) is a fast transport link to Bond Street, London Bridge and Canary Wharf. The open green spaces of Regent's Park and Primrose Hill are also nearby.

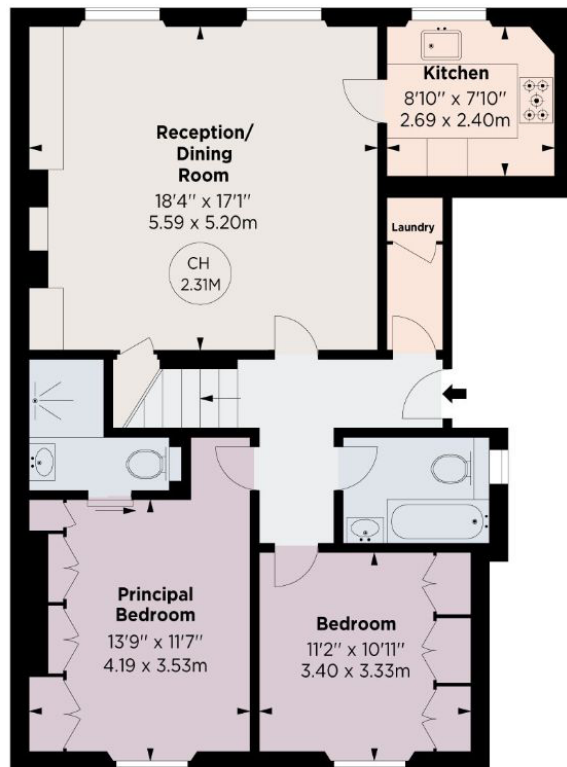
*Please note that we have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.



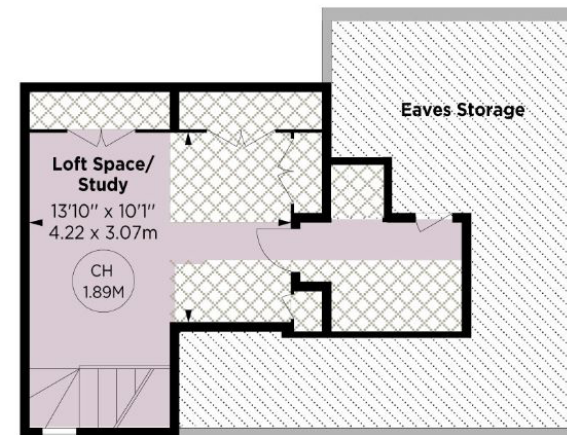




Key :
 CH - Ceiling Height
 - Under 1.5m
 - Eaves Storage



THIRD FLOOR



FOURTH FLOOR

(Excluding Eaves Storage 24.62 sq m / 265 sq ft)
 Approximate Gross Internal Area = 111.39 sq m / 1,199 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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