

Hamilton Terrace, St John's Wood NW8

An exceptional Grade II listed Georgian freehold house, built in c1830, with a superb garden and excellent mews house.

The house (approx. 4,061 sq ft / 377 sq m) is end of terrace, set across five floors and has been extensively refurbished. There is an entirely self-contained freehold mews house, offering flexible accommodation of circa 1,964 sq ft / 183 sq m, which is situated at the rear end of the garden with its own entrance on the cobbled mews of Hamilton Close, with two garages and four parking spaces.













EPC

Guide price: £10,750,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H













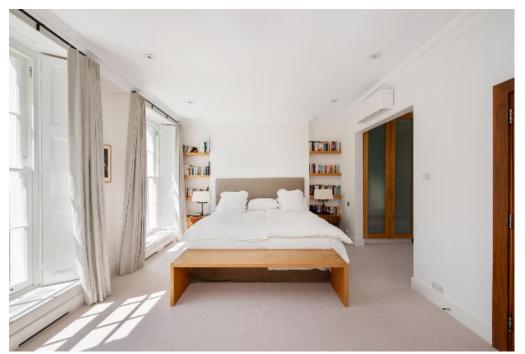




















Hamilton Terrace is a beautiful treelined avenue, home to some of London's most luxurious houses within close proximity (0.6 miles) to the attractive shops, boutiques, and restaurants of St John's Wood and Little Venice.





Hamilton Terrace, NW8

Approximate Area

Hamilton Terrace = 377.4 sq m / 4061 sq ft

Hamilton Close = 182.5 sq m / 1964 sq ft

Total = 559.9 sq m / 6025 sq ft (Excluding Void)

Including Limited Use Area (4.7 sq m / 50 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank St John's Wood

5-7 Wellington Pl I would be delighted to tell you more

 London
 Declan Selbo

 NW8 7PB
 +44 20 7586 2777

knightfrank.co.uk declan.selbo@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property age papeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated May 2024. Photographs and videos dated May 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.