

# Hamilton Terrace, St John's Wood NW8

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# Hamilton Terrace, St John's Wood NW8

A five bedroom detached house in St John's Wood NW8.

A wide detached freehold stucco-fronted home with a large west-facing garden has recently undergone extensive remodelling to create an exceptional family home with an impressive reception area and generous bedroom suites.

\*Ref. No: 23/06119/FULL planning permission being granted allowing for a single-storey rear extension at lower ground floor level.



**Guide price:** £15,750,000

**Tenure:** Freehold

**Local authority:** City of Westminster

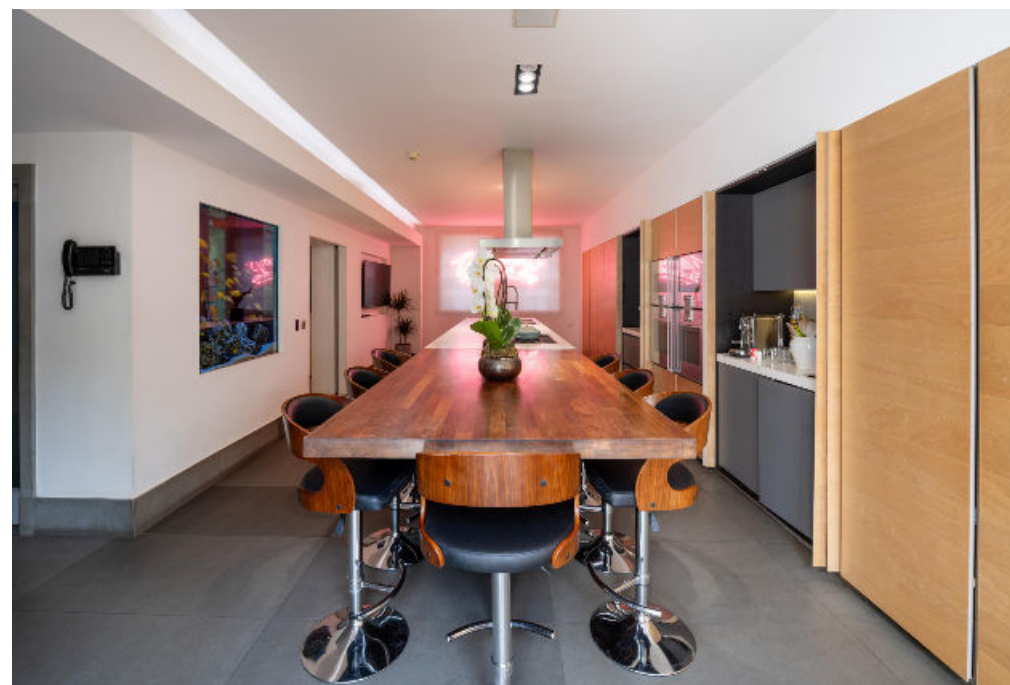
**Council tax band:** H





The current owners have skilfully planned their home to offer a dramatic entrance area with an impressive reception room overlooking a stunning west-facing garden, a large entertaining dining room with a server, a modern kitchen with doors to a patio, a TV room, further reception room, opulent principal bedroom suite with dressing room and en suite bathroom, four further double bedrooms with bathrooms, utility room, garage and off street parking.

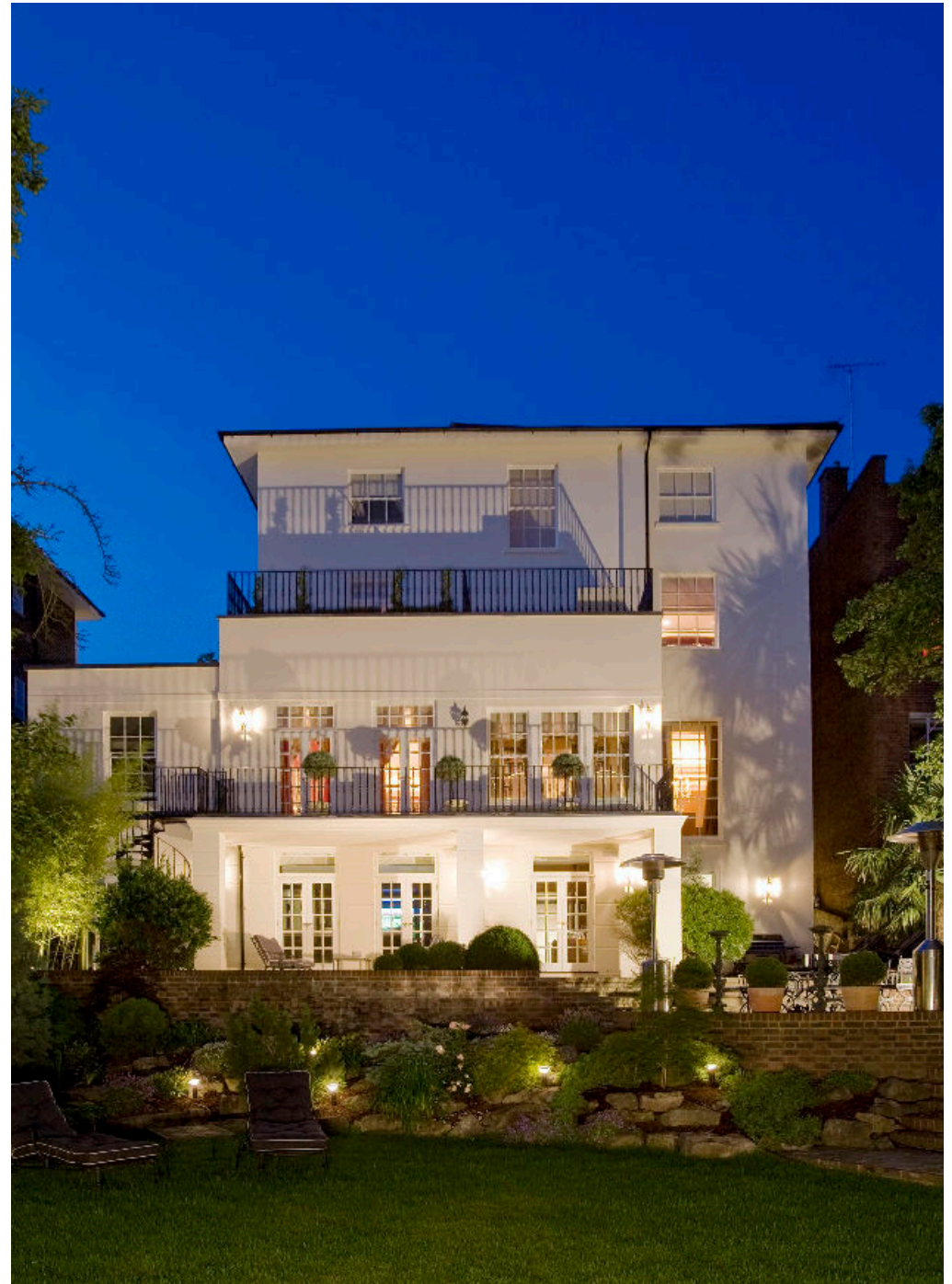
Hamilton Terrace is on the west side of St John's Wood close to all the amenities of the High Street and St John's Wood Underground Station (Jubilee line). It is a quiet road and is considered one of the best locations in St John's Wood.







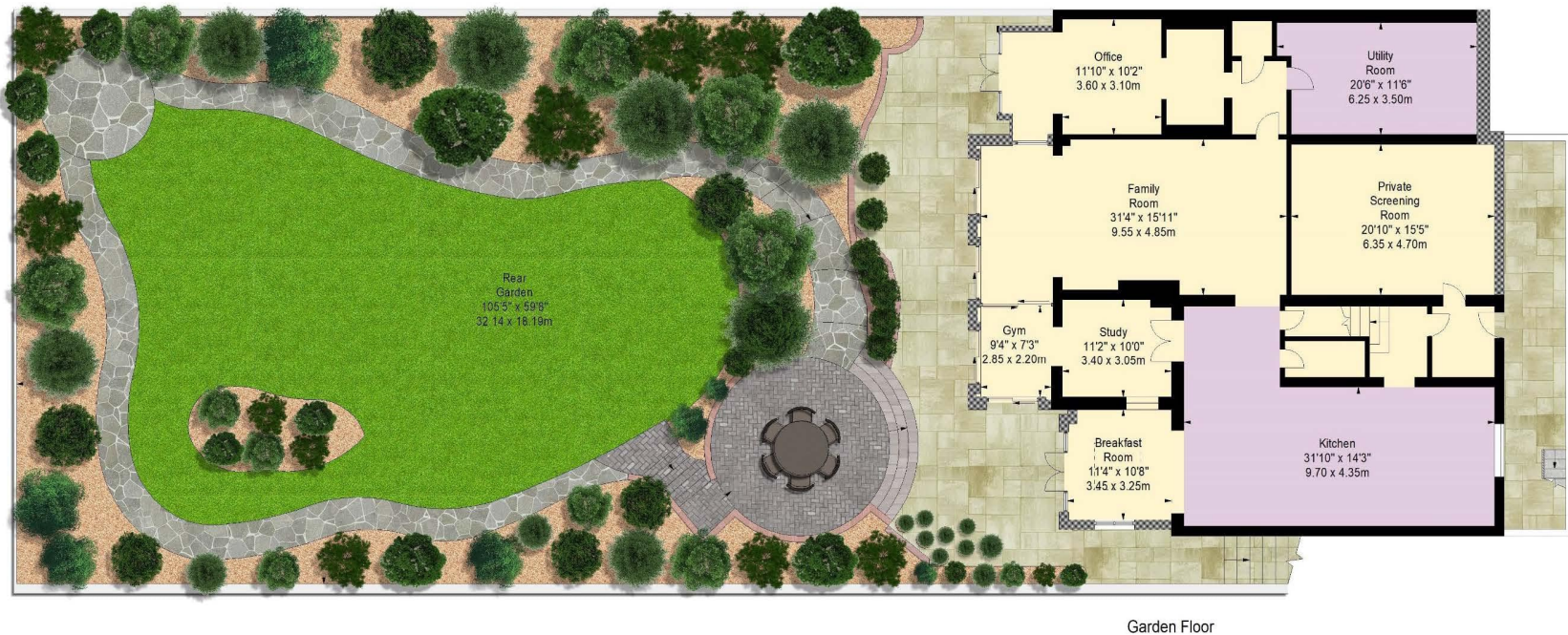






# Proposed Plan – Hamilton Terrace, St John’s Wood NW8

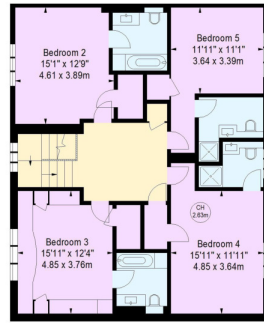
Approximate gross internal area 668.72 sq m / 7,189 sq ft



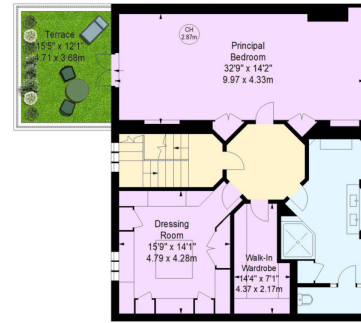
Hamilton Terrace,  
St John's Wood, NW8  
Approximate gross internal area  
648.53 sq m / 6981 sq ft

(Including External Shower Room)  
External Shower Room  
1.67 sq m / 18 sq ft

Key:  
CH - Ceiling Height



Second Floor



First Floor



Raised Ground Floor



Garden Floor

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.

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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.

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