



Hamilton Terrace, St John's Wood NW8



Hamilton Terrace, St John's Wood NW8

An ambassadorial home nestled on this prestigious road on the west side of St John's Wood, this Victorian semi-detached period residence boasts seven bedrooms and exudes elegance and sophistication. Spanning an impressive 8,229 sq. ft. and incorporating the original coach house, this home is spacious yet offers comfortable and inviting living spaces, including magnificent reception rooms.

One of the standout features of this property is the secure off-street parking behind gates, ensuring both convenience and peace of mind for residents.



Guide price: £15,495,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H



The magnificent rear garden provides a tranquil escape from the hustle and bustle of city life, with direct access to an additional double garage at the rear. Situated in a prime location, Hamilton Terrace offers easy access to a plethora of shops, boutiques, and restaurants in both St John's Wood High Street and Maida Vale.

Features include: entrance hall, reception room, drawing room, study, library, playroom/bedroom, dressing room, cinema, gym, kitchen, breakfast room, utility room, principal bedroom suite with en-suite shower room and bathroom, a further six bedrooms, a further five bathrooms, shower room, secure off-street parking for several cars behind electric gates, double garage, and summer house.

Hamilton Terrace is superbly located for the boutiques, shops, cafes, restaurants and transport facilities of St John's Wood High Street and Maida Vale, including St John's Wood Underground Station (Jubilee Line) and Maida Vale Underground Station (Bakerloo Line). It is also within close proximity to the open spaces of Regent's Park and Paddington Recreation Ground and tennis courts.









Hamilton Terrace, NW8

Approximate Area = 779 sq m / 8385 sq ft

Garage = 25.7 sq m / 277 sq ft

Total = 804.7 sq m / 8662 sq ft

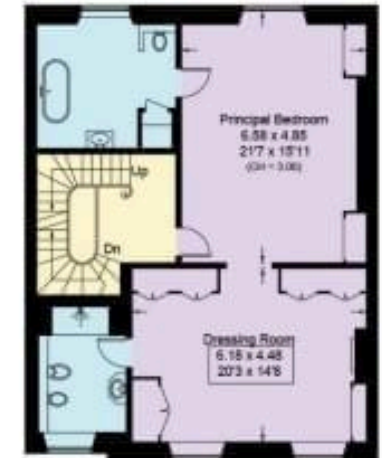
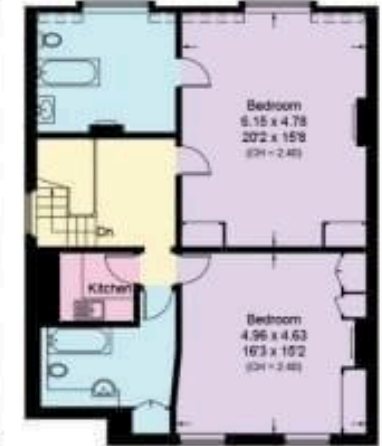
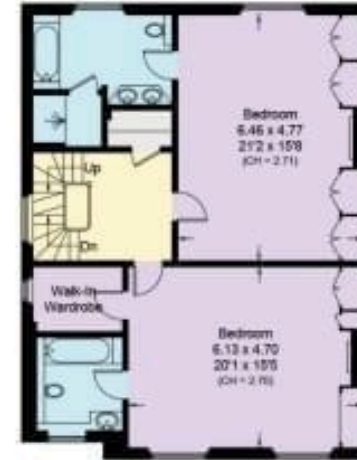
Including Limited Use Area (3.2 sq m / 34 sq ft)



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.



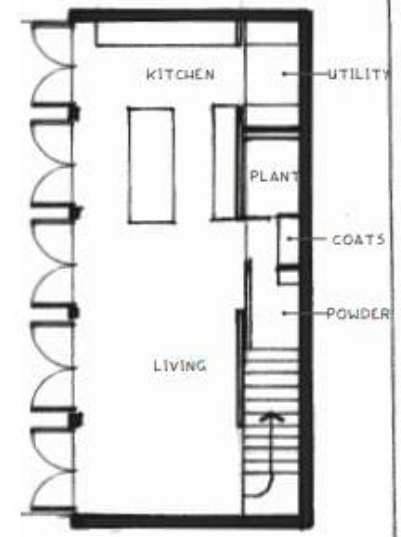
(Not Shown In Actual Location / Orientation)





Proposed Plans
Lower Ground Floor

HAMILTON TERRACE



Proposed Plans
Basement



	Existing GIA		Proposed GIA (Main House)	
	sqm	sqft	sqm	sqft
Basement	-	-	446.2	4,803
Lower Ground Floor	274.6	2,956	317.0	3,412
Upper Ground Floor	158.5	1,706	158.5	1,706
First Floor	152.2	1,638	152.2	1,638
Second Floor	93.4	1,005	93.4	1,005
Third Floor	90.4	973	90.4	973
Total	769.1	8,279	1,257.7	13,538

Proposed GIA (Garden House)	
sqm	sqft
-	-
62.8	676
51.3	552
-	-
-	-
-	-
114.1	1,228

Knight Frank
St John's Wood
5-7 Wellington Pl
London
NW8 7PB
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Declan Selbo
+44 20 7586 2777
declan.selbo@knightfrank.com

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.



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 as they appeared 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 September 2024. Photographs and videos dated September 2024.

Knight Frank is the trading name of Knight Frank LLP. 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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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.