



**55 Hamilton Terrace, London  
NW8 9RG  
Asking price £5,250,000 Freehold**

**IAN GREEN**  
RESIDENTIAL



Situated on one of St John's Wood's most sought-after roads, is this five bedroom, semi-detached Victorian house with a westerly facing garden. Offering flexible and generous accommodation over four floors with many original period features, this impressive home extends to over 2900 sq ft and has the potential subject to any necessary consents to extend. The ground floor currently features an inviting entrance hallway leading to an elegant double reception room with two fireplaces, large sash windows and high ceilings, and a guest cloakroom. The garden level includes a fully fitted kitchen/dining room, utility room and a separate dining room leading to the stunning, 83 ft, south-westerly facing landscaped garden. The upper floors offer a principal bedroom with fitted wardrobes and en-suite bathroom, a second bedroom with en-suite bathroom, three further bedrooms and a family bathroom.





## Hamilton Terrace, NW8

Approximate gross internal area  
269.78 sq m / 2904 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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28 De Walden House, Allitsen Road, London, NW8 7BA

Tel: +44 (0)207 586 1000

ian@iangreenresidential.com

www.iangreenresidential.com

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