



A part stucco link-detached villa situated on the prestigious west side of Hamilton Terrace, one of St John's Wood's finest roads. The property boasts spacious living accommodation throughout, and upon entering the house, you are greeted by a bright double reception room overlooking a 150 ft west facing garden. There is a unique spiral staircase which leads down to the open-plan kitchen breakfast room, a true highlight of the home, ideal for family living or entertaining guests. Accommodation comprises 3,788 sq. ft (351.9 sq. m) and is found in very good condition throughout. Further accommodation includes a principal bedroom suite with a dressing room and en-suite bathroom, a further four bedrooms and a further three bathrooms, study, utility room, a separate office /playroom, and garden store. Hamilton Terrace is located within half a mile of the local shops and restaurants of Elgin Avenue, Maida Vale Underground Station (Bakerloo Line), Clifton Road, and Little Venice, whilst the ASL (American School in London), St John's Wood Underground Station (Jubilee Line) and St John's Wood High Street are also all only 0.6 miles away. Council Tax Band H.

**1 41 Hamilton Terrace, London  
NW8 9QS**  
**Asking price £6,495,000 Freehold**

**IAN GREEN**

RESIDENTIAL







## Hamilton Terrace, NW8

Approximate Area = 347.7 sq m / 3743 sq ft  
 Garden Stores = 4.2 sq m / 45 sq ft  
 Total = 351.9 sq m / 3788 sq ft  
 Including Limited Use Area (2.0 sq m / 21 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.  
 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.

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