



**126 Hamilton Terrace, London
NW8 9UT
Asking price £14,750,000 Freehold**

An ambassadorial home nestled on this prestigious road on the west side of St John's Wood. This Victorian semi-detached period residence boasts 7 bedrooms and exudes elegance and sophistication. Spanning an impressive 8,229 sq. ft and incorporating the original coach house, this home is spacious, but also offers comfortable and inviting living spaces including a magnificent receptions rooms.

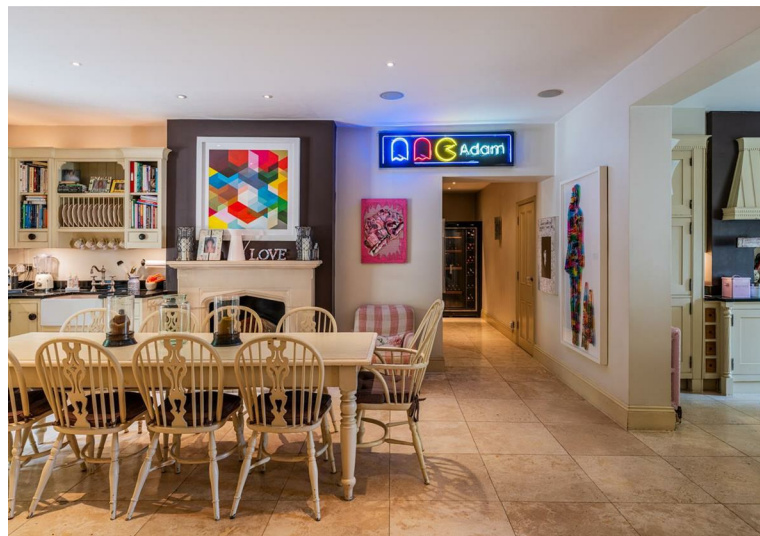
One of the standout features of this property is the secure off-street parking behind gates, ensuring both convenience and peace of mind for residents. The magnificent rear garden provides a tranquil escape from the hustle and bustle of city life, with direct access to an additional double garage at 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.

Entrance Hall, Reception Room, Drawing Room, Study, Library, Play Room / Bedroom, Dressing Room, Cinema, Gym, Kitchen, Breakfast Room, Utility Room, Principal Bedroom Suite with en-suite Shower Room and Bathroom, Dressing Room, A Further Six Bedrooms, A Further Five Bathrooms, Shower Room, Secure Off Street Parking for Several Cars Behind Electric Gates, Double Garage, 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.







Proposed Scheme with computer generated images below. The proposed scheme would create a total of 13,538 Sq.ft. scheme feasibility available on request.



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)



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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