



18 Hamilton Terrace, St John's Wood
London NW8 9UG
Guide price £4,000,000 Freehold

IAN GREEN

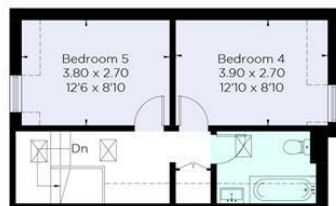
RESIDENTIAL

A unique opportunity to a purchase a Grade II Listed end-of-terrace Georgian residence. The property comprises 3,142 sq. ft. and is found in excellent condition, offering spacious family accommodation and a wonderful east facing rear garden. As you step inside, you are greeted by a spacious entrance hall leading through to a guest W/C and magnificent double reception room. On the lower ground garden level, there is an informal living/TV room, study, and an open plan kitchen/dining room leading out onto a large manicured rear garden. The principal bedroom suite is found on the first floor with a big dressing room area and en-suite bathroom. On the upper floors, there are a further 4 spacious bedrooms and 2 bathrooms. Hamilton Terrace is superbly located for the boutiques, cafes, restaurants, and transport facilities of St John's Wood High Street and Little Venice, including St John's Wood Station (Jubilee Line) and Maida Vale Station (Bakerloo Line). It is also within walking distance to the canal in Little Venice and open spaces of Regent's Park and Paddington Recreation Ground.

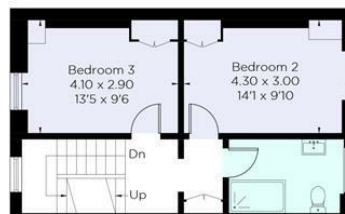
Accommodation:
Entrance Hall, Guest WC, Drawing Room, Family Area, Kitchen Breakfast Room, Study Area, Dining Room, Master Bedroom Suite with En-Suite Bathroom and Dressing Area, A Further Four Bedrooms and Two Bathrooms, Steam Shower, Utility Room, Guest WC



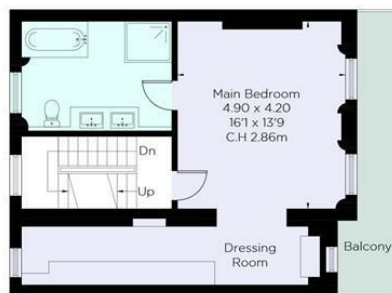
Approximate Floor Area = 298.8 sq m / 3216 sq ft



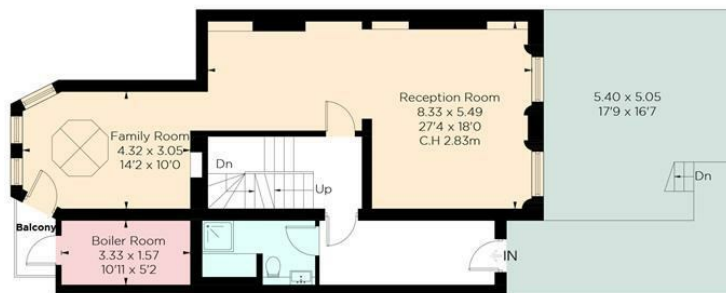
Third Floor



Second Floor



First Floor



Ground Floor

Reduced head height below 1.5m



Lower Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #90631

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