



# Hamilton Terrace

ST JOHNS WOOD NW8





Located in one of St John's Wood's most sought avenues is this 'Blue Plaque' (William Strang, Artist) Grade II Listed period house dating back to circa 1830, extensively and sympathetically refurbished by the present owners.



The main house is arranged over 6,172 sq.ft. / 573.4 sq.m. and includes the ingenious incorporation of the original artist's studio into the main house which now provides a 50ft kitchen and barrel-vaulted living space that opens directly onto the garden. An impressive entrance hall leads to the high-ceilinged 'L' shaped reception room with full height sash windows. The principal bedroom suite occupies the whole of the first floor and comprises two dressing areas/rooms and a very large bathroom/wet room. In addition, the owners have created a 1,458 sq.ft / 135.5 sq.m leisure' area with lightwells and skylights featuring cinema/entertainment area, gym, showers and treatment areas.

Included with this property is a newly built 2 floor mews house accessed from the rear garden and with a separate address (Hamilton Close). Overall, the mews is 1,227 sq.ft. with 2 bedroom suites, large living room, kitchen and garage.

Hamilton Terrace is a wide tree lined road conveniently located for the shops and cafés of both St John's Wood High Street and Maida Vale.











### Accommodation

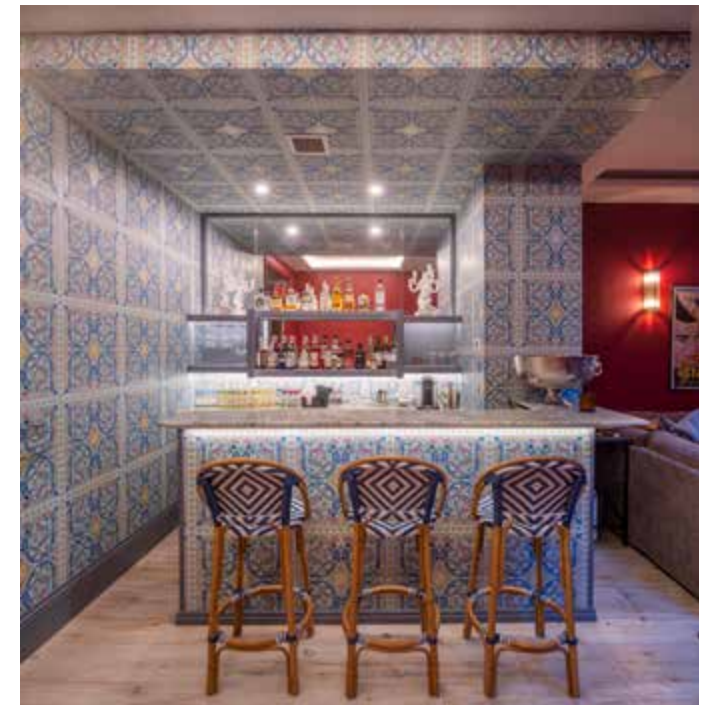
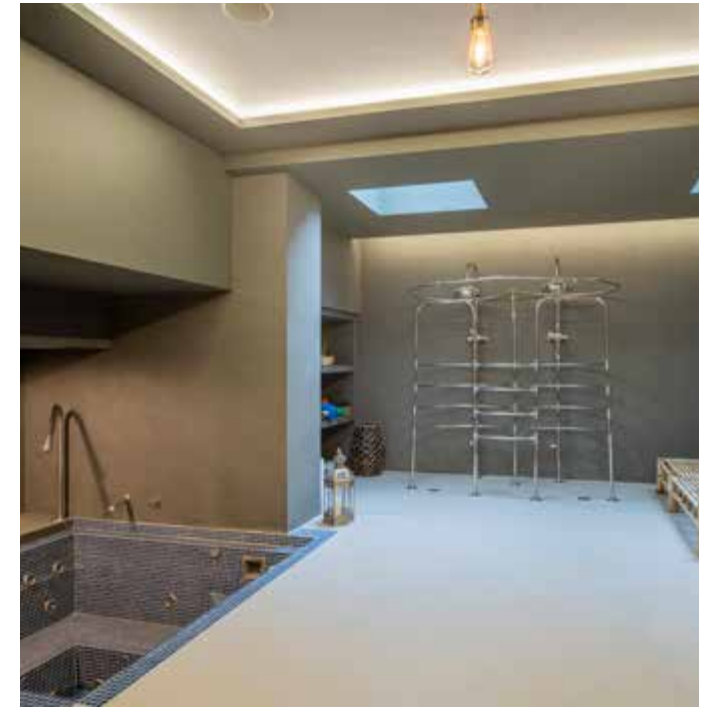
- Entrance hall
- Double reception room
- Kitchen breakfast room
- Double volume studio/ family room
- Principle bedroom suite incorporating dressing room & bathroom
- A further four bedrooms

- Shower room
- Family bathroom
- Attic room
- Study
- Utility room
- Cinema room
- Gym
- Spa/wet room
- Steam room
- Second WC
- Second shower room

- Guest WC
- Large garden

### Mews House

- Garage
- Reception room
- Kitchen area
- Patio
- Two bedrooms
- Bathroom
- Shower room







FIRST FLOOR



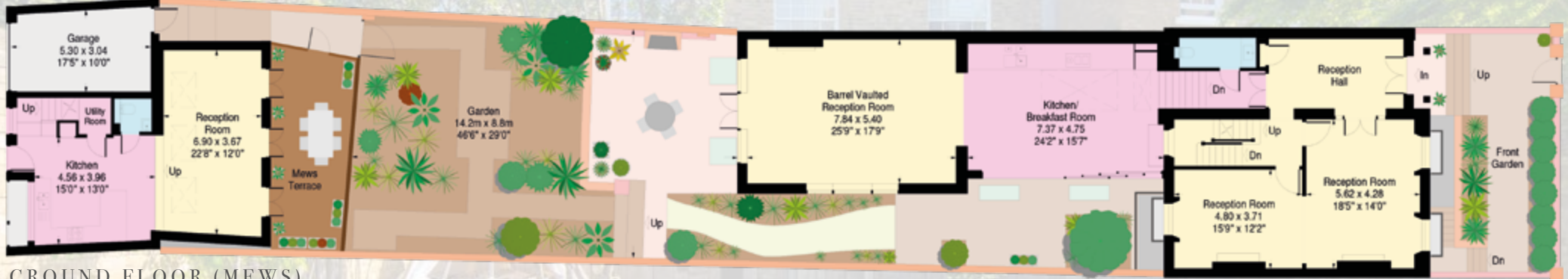
THIRD FLOOR



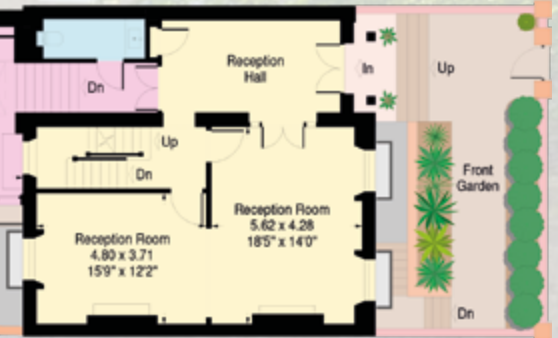
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR (MEWS)



GROUND FLOOR

Approximate Gross Internal Area:  
 House: 573.4 sq.m / 6,172 sq.ft  
 Including attic room and reduced height area below:  
 1.5m - 62.5 sq.m / 285 sq.ft  
 Mews House: 114.0 sq.m / 1,227 sq.ft  
 (Including garage) 16.0 sq.m / 172 sq.ft  
 Total area: 687.4 sq.m / 7,399 sq.ft

**TERMS:**

TENURE: Freehold

PRICE: On Application



BASEMENT



LOWER GROUND FLOOR

**IAN GREEN**

RESIDENTIAL

020 7586 1000

info@iangreenresidential.com  
 www.iangreenresidential.com

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