





KEY FEATURES

- Detached Home
- Beautiful Landscaped Rear Garden
- Conservatory

Situated in the heart of St John's Wood, is this impressive detached and double fronted, stucco residence nestled on Hamilton Terrace with a spacious westerly facing garden.

Boasting ample living accommodation, this beautiful residence comprises two formal reception rooms ideal for entertaining, informal reception room, kitchen & breakfast room, a charming terrace, as well as a luxurious conservatory overlooking the landscaped rear garden. The principal bedroom suite occupies the entire first floor with ensuite bathroom and dressing room, there a further three bedrooms, and family bathroom. Additional benefits include a laundry room and considerable storage spaces.

St John's Wood is one of Central London's most sought-after addresses and boasts a village-like ambience, elegant regency and contemporary buildings. Residents benefit from the world famous Lord's Cricket Ground, Regent's Park and Primrose Hill. Maida Vale Underground Station (Bakerloo line) and St John's Wood Underground Station (Jubilee line) are within a short stroll away.



4 BEDROOM



2 BATHROOM



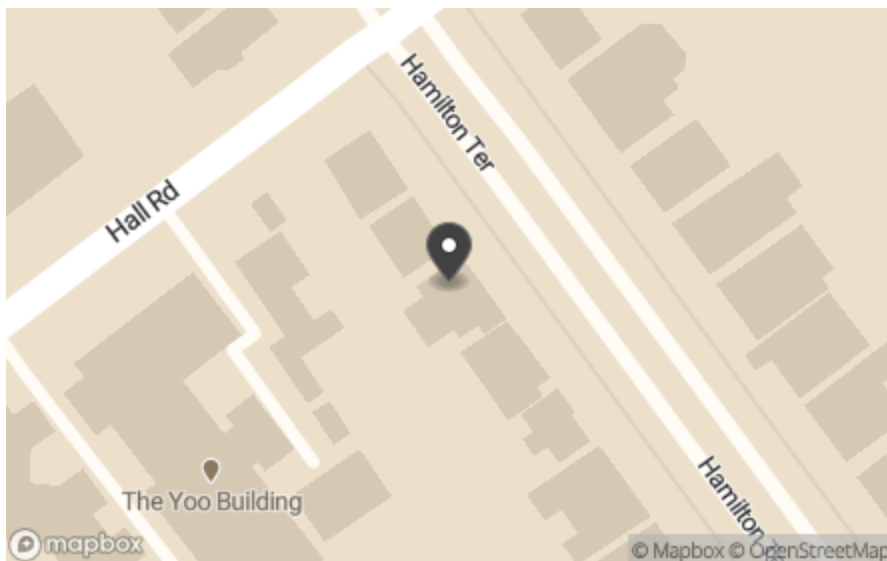


ACCOMMODATION

Entrance Hall
Two Formal Reception Rooms
Informal Reception Room
Kitchen & Breakfast Room
Two Guest Cloakrooms
Principal Bedroom Suite with Dressing Room
Further Three Bedrooms
Family Bathroom
Laundry Room
Conservatory
Terrace
Landscaped Rear Garden

LOCATION:

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TERMS
Price: £9,000 per week
Council Tax Band: H
Viewing: By appointment only

**BEAUCHAMP
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		41
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

