



Hamilton Terrace

St John's Wood, NW8

Asking Price £700,000

A bright and airy two bedroom apartment with roof top views, situated on the 3rd floor of this attractive and imposing period house.

The property benefits from an abundance of light throughout provided by the dual aspect, and a balcony to the side. Accommodation comprises of a spacious 19' reception room, kitchen, 2 double bedrooms and bathroom.

The flat is positioned on the sought after, tree lined thoroughfare of Hamilton Terrace, one of the most desirable roads in North London, close to the junction with Abercorn Place, which is within walking distance of both St John's Wood and Maida Vale Underground stations (Jubilee & Bakerloo lines), together with the boutiques, eateries and cafes of St John's Wood High Street and Little Venice.

CHESTERTONS



Hamilton Terrace

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- 2 Bedroom Apartment
- Leasehold
- 781 sq. ft.
- Good Condition
- Close to Shops & Transport Links



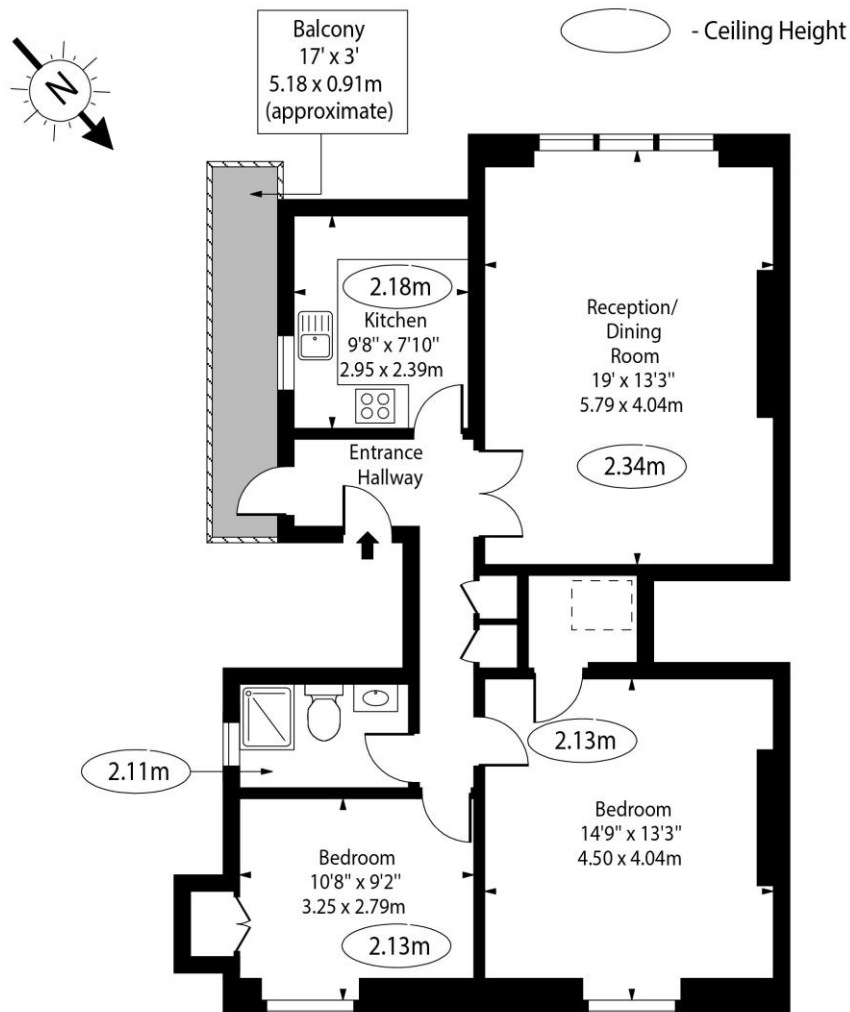
Tenure: Leasehold
Service Charge: £2,982pa
Ground Rent: £0 Peppercorn
Local Authority: Westminster
Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)		70
D (55-68)		
E (39-54)		
F (21-38)	26	
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons St John's Wood Sales

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Third Floor

Approx Gross Internal Area 781 Sq Ft - 72.55 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.47243

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

