



# Hamilton Gardens

St John's Wood, NW8

£6,500 per month  
(£1,500 per week)

A stunning period house set on a quiet square in the heart of St John's Wood, a short walk away from the High Street, Underground, and the American School.

CHESTERTONS





# Hamilton Gardens

St John's Wood, NW8

- Period House on Quiet Residential Square
- 3 Bedrooms, 2 Bathrooms
- Double Reception Room, Front Patio
- Short Walk to St John's Wood High Street, Underground, and American School





A spacious 3 bedroom period house set on a quiet square in the heart of St John's Wood, a short walk away from the High Street, Underground, and the American School. The property is in fine condition throughout and comprises; modern fully fitted kitchen with French-windows leading on to a front patio, large double reception room with wood floors, 3 double bedrooms, 2 bathrooms (one en-suite) and guest WC.

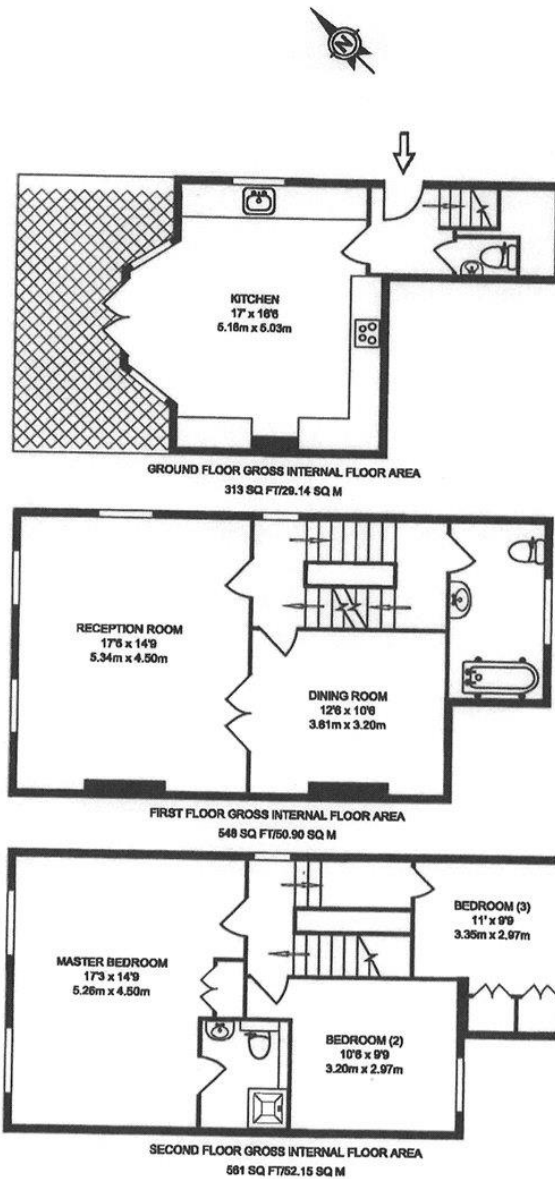
**Minimum Term:** 6 months  
**Deposit Required:** £9,000.00  
**Local Authority:** City Of Westminster  
**Council Tax Band:** H  
**EPC Rating:** D  
**Unfurnished**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (91-100)		
<b>B</b> (81-90)		
<b>C</b> (69-80)		
<b>D</b> (55-68)		
<b>E</b> (39-54)	52	55
<b>F</b> (27-38)		
<b>G</b> (1-26)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons St John's Wood Lettings*

122 St John's Wood High Street  
 St John's Wood  
 London  
 NW8 7SG  
[lettings.stjohnswood@chestertons.co.uk](mailto:lettings.stjohnswood@chestertons.co.uk)  
 02030408622  
[chestertons.co.uk](http://chestertons.co.uk)

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)



Representation of current layout, floor area approx 1,422 Sq Ft (132 Sq M)

