



**BEAUCHAMP
ESTATES**

HAMILTON TERRACE
ST JOHN'S WOOD





An impressive four bedroom
stucco residence.



Exterior

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.

Highlights

- Detached Home
- Beautiful Landscaped Rear Garden
- Conservatory





Interior

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

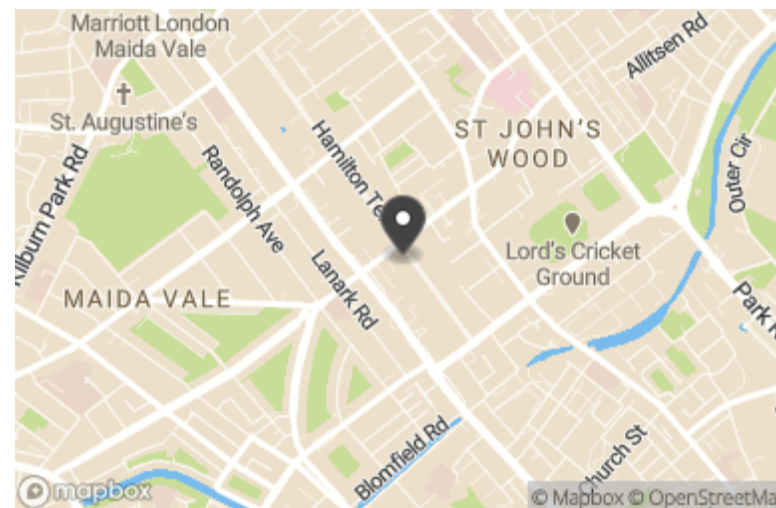


Features

- Furnished or Unfurnished

Location

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.



Terms

Price: £9,000 per week

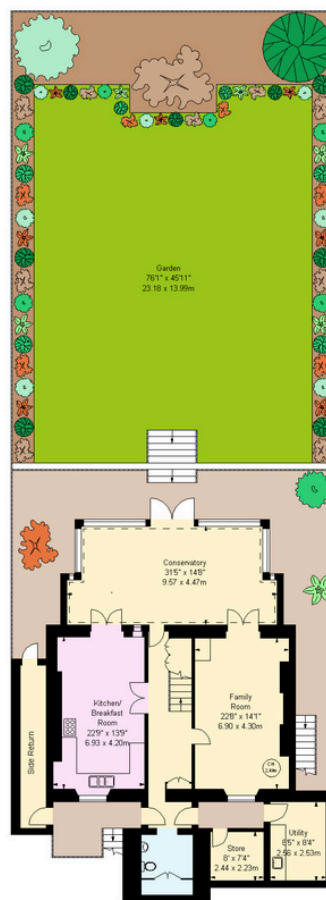
Deposit: £27,000

Local Authority: Westminster

Council Tax Band: H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		78	41
England, Scotland & Wales		EU Directive 2002/91/EC	

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Lower Ground Floor



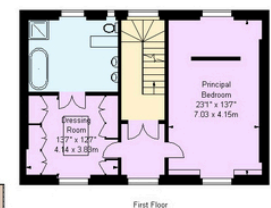
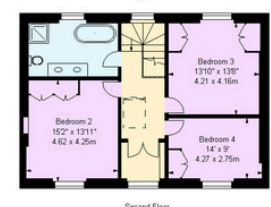
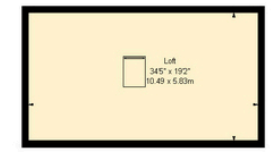
Upper Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for indicative purposes only. The plan has been prepared in accordance with theRICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright © FeaturePro.

**Hamilton Terrace,
St. Johns Wood, NW8**
Approximate gross internal area
4330 sq ft / 402.26 sq m
(Including Side Return & Excluding Loft)
Side Return
9.01 sq m / 97 sq ft
Loft
61.41 sq m / 661 sq ft



Key:
CH - Ceiling height





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