

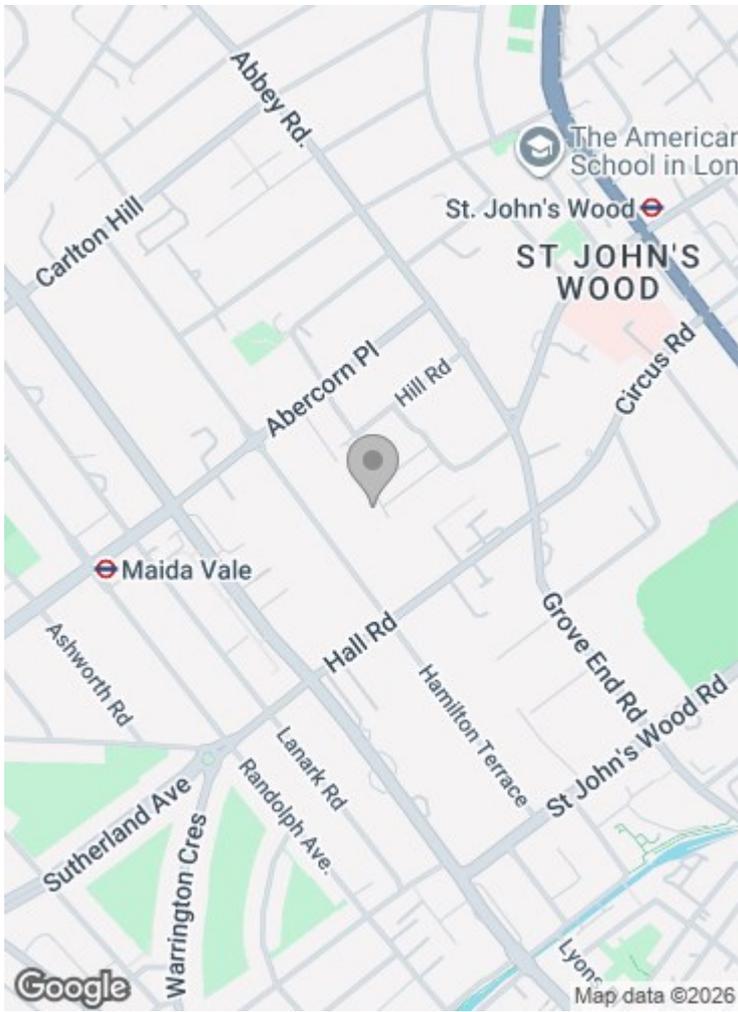


**Hamilton Gardens  
St John's Wood NW8 9PU**

**£3,500 per week**

Measuring 2,992 sq ft is this immaculately presented, five bedroom, five bathroom Victorian house which has just undergone an extensive refurbishment program. The house benefits from an open plan kitchen/reception room, a gym and a 30ft south west facing landscaped garden which is perfect for family living.

Hamilton Gardens is one of the quietest streets in St John's Wood discreetly located approximately 0.4 miles from The American School of London, St John's Wood High Street and St John's Wood Underground Station (Jubilee Line). The house is also a short distance from Maida Vale (Bakerloo Line), Little Venice, Regent's Park and Primrose Hill. A small park and children's play area in Violet Hill Park is also nearby.



**Hamilton Gardens**  
 Approx. Gross Internal Area 2992 Sq Ft - 277.97 Sq M  
 (Excluding Void)



For Illustration Purposes Only - Not To Scale

Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	1-2
B	81-91	B	3-4
C	69-80	C	5-6
D	55-68	D	7-8
E	39-54	E	9-10
F	21-38	F	11-12
G	1-20	G	13-14