



138 Hamilton Terrace, St John's Wood
London NW8 9UX
Asking price £10,950,000 Freehold

IAN GREEN
RESIDENTIAL

An exceptional semi-detached 6-bedroom period home (5,010 sq. ft) with a 92 ft garden, gated off street parking and double width garage.

This Victorian residence has been meticulously interior designed to create a luxurious home crafted to the highest of standards. The magnificent principal suite occupies the majority of the first floor, complete with a generous dressing room and large en suite bathroom, while the second floor offers 4 additional bedrooms.

The property also features a dedicated study, spectacular entertaining spaces for both formal and informal occasions, with direct access to a beautifully landscaped rear garden, accessed via the kitchen/breakfast room and conservatory.

The house offers parking for two cars and currently, the garage has been converted into a gym/media room. The property also benefits from planning consent to extend (single storey) and remodel the lower ground floor.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			71
(39-54) E		52	
(21-38) F			
(1-38) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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