



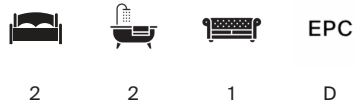
# HAMILTON TERRACE

St John's Wood NW8



# A LUXURY "TURNKEY" TWO BEDROOM FLAT FOR SALE IN NW8.

A stunning two bedroom, two-bathroom apartment which has been recently refurbished to an excellent standard.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold with approximately 111 years remaining

Service charge: £3,718 per annum, reviewed annually. The next review is due in March 2027.

Asking Price: £1,300,000



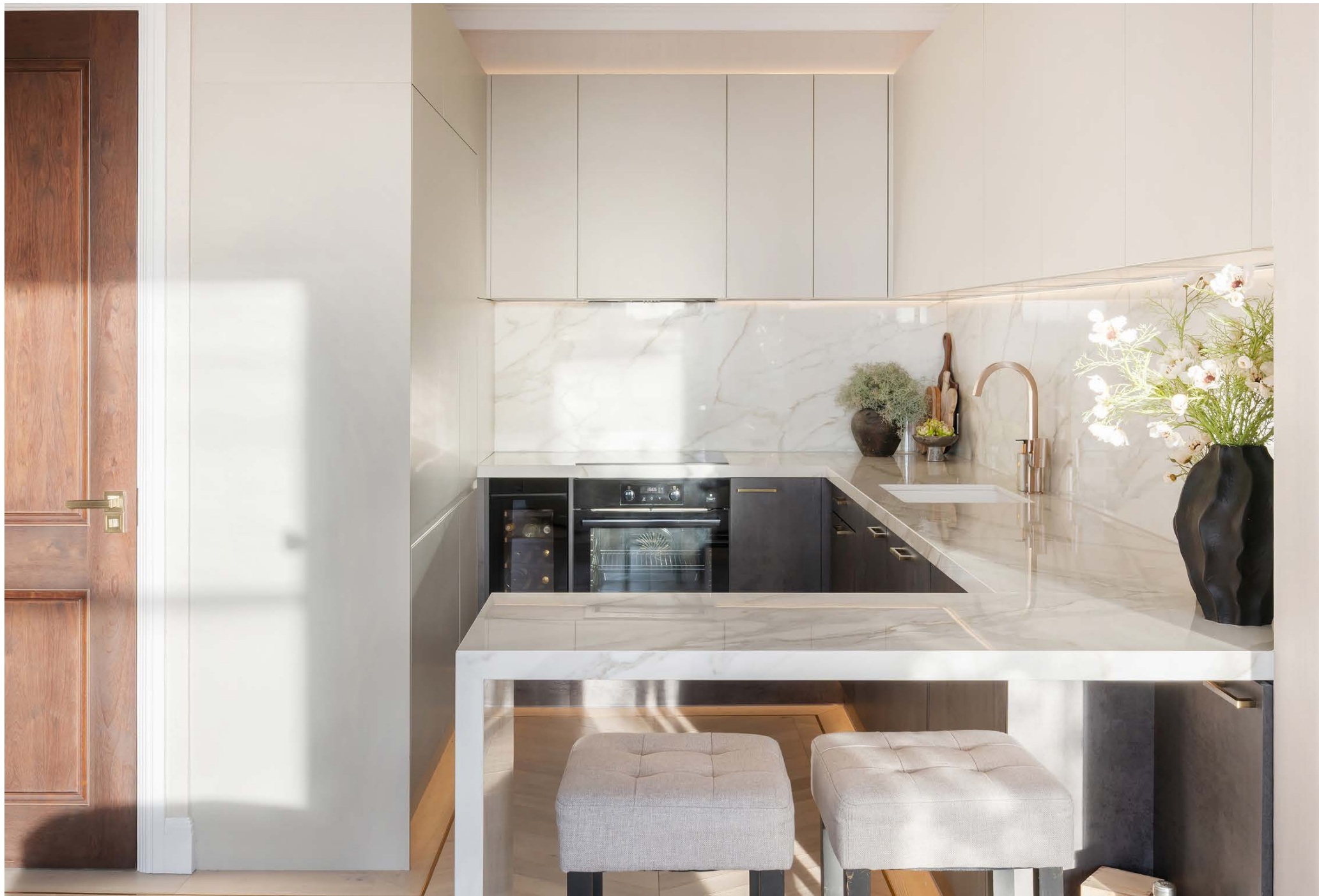
## HAMILTON TERRACE, ST JOHN'S WOOD NW8

This flat is situated on the second floor of a charming period conversion building which has just had the communal areas renovated, and is set along one of St John's Wood's most desirable streets, characterised by its elegant period architecture and tree-lined setting.

The flat consists of a large principal bedroom with an en suite, and a second bedroom/study with an en suite. There is also a separate WC. The kitchen is open-plan to the large living room, which incorporates a media centre along the wall and a good-sized dining space.

Bespoke furniture available by separate negotiation.









## LOCATION

St John's Wood is a well-established residential area with wonderful shops, restaurants and transport facilities providing easy access to central London. Local attractions include the Abbey Road Studios, made famous by the Beatles and Lord's Cricket Ground.

The American School on Loudoun Road is very popular, with many executives relocating to London with their families to enjoy the green spaces of Regent's Park and Primrose Hill.







## Second Floor

(Including Limited Use Area 0.9 sq m / 10 sq ft)  
 Approximate Gross Internal Area = 82.5 sq m / 888 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



**Tim Perks**

+44 20 7871 5065

tim.perks@knightfrank.com

**Knight Frank St John's Wood**

5-7 Wellington Place

London NW8 7PB

**knightfrank.co.uk**

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