PHILLIPS HARROD
LONDON'S PRIME REAL ESTATE

85 - 87 BAYHAM STREET
LONDON NW1 OAG

45 CIRCUS ROAD
LONDON NW8 9JH









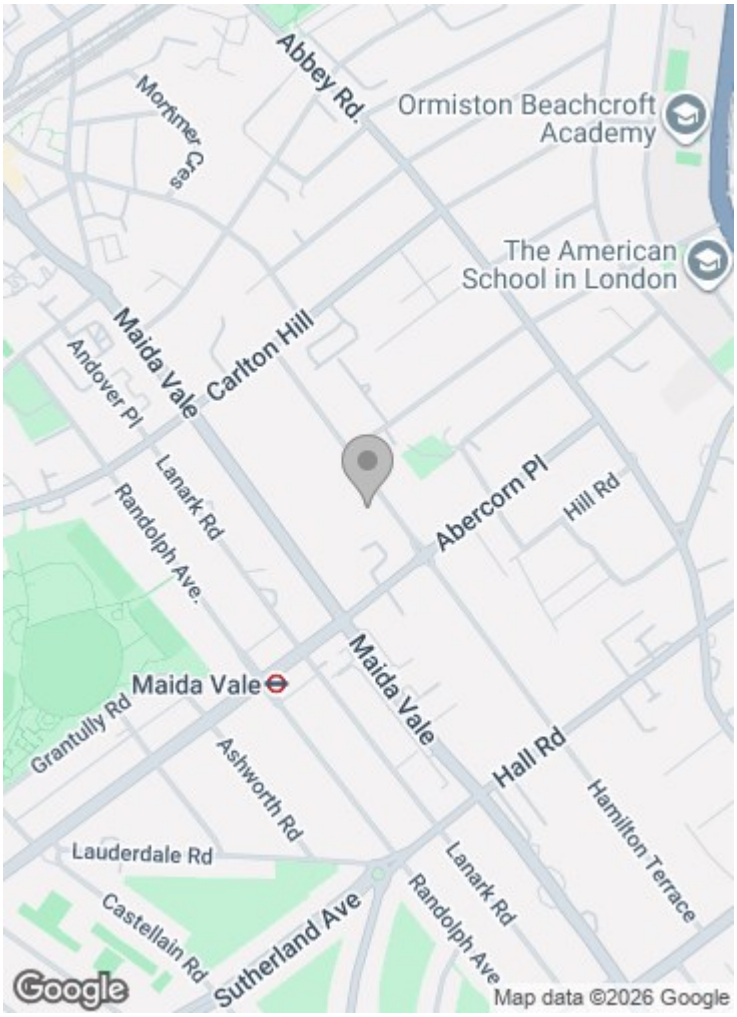
Hamilton Terrace
St John's Wood NW8 9QU

£1,500 per week

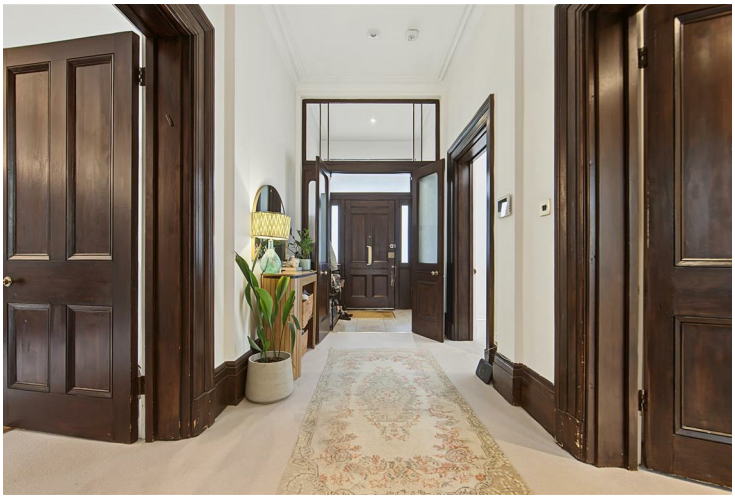
We are delighted to have available this two bedroom apartment with additional outbuilding/studio, of c.1,370 sq ft, situated on the raised ground floor of this elegant period conversion in one of St John's Wood's most prestigious roads.

The property, which has high ceilings throughout, offers a large double reception room with direct access to a private terrace overlooking stunning communal gardens. Further accommodation includes a contemporary kitchen, two generously sized double bedrooms, both with en-suite bathrooms, and a guest WC. There is also the additional benefit of off-street parking for one car.

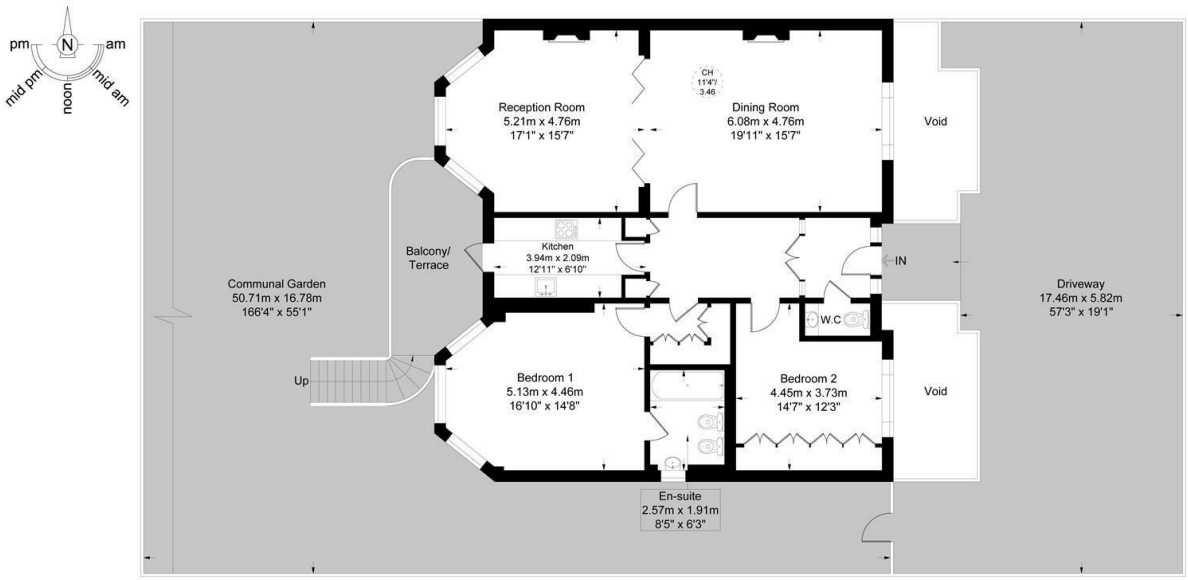
Hamilton Terrace is ideally located within close proximity to the extensive shops, boutiques and restaurants of both St John's Wood High Street (Jubilee line) and Maida Vale.







Hamilton Terrace, NW8 **Approximate Gross Internal Area** = 1326 sq ft / 123.1 sq m



Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

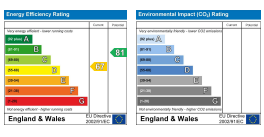
RICS Certified Property Measurer

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 particular 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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T: +44 0207 1234 152
info@phillipsharrod.com



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