

HAMILTON GARDENS
LONDON, NW8

GRANT J BATES
— PROPERTY —





GJB

Victorian elegance, beautifully balanced living space and a sunlit garden in the heart of St John's Wood

Hamilton Gardens, London, NW8

Freehold

- Close To 2,200 Sq Ft
- Handsome Victorian Terraced House
- Five Bedrooms, Three Bathrooms
- Principal Suite with Bespoke Walk-Through Wardrobe & Stone En Suite
- Generous Double Shower
- Impressive Reception Room
- Dedicated Fifth Bedroom/Study
- Extended Kitchen
- Private Rear Garden
- Self-Contained Guest Suite
- Extensive Eaves Storage
- Quiet Tree-Lined Setting

Description

Set behind an elegant Victorian façade on one of St John's Wood's quietest tree-lined streets, this beautifully presented five-bedroom house extends to close to 2,200 sq ft and unfolds across four thoughtfully arranged floors.

The ground floor is designed around a generous sequence of connected living spaces. At the front, a bay-windowed reception room looks across the front garden towards the handsome period façades and mature trees of Hamilton Gardens. Extending to almost 29 feet, the room provides ample space for both relaxed seating and a more formal dining area, creating a natural sense of progression through the house.

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To the rear, the kitchen occupies a contemporary extension overlooking the garden. An island forms its sociable centre, while high-end appliances, pantry storage and underfloor heating bring both practicality and refinement to the space. Broad sliding doors open directly onto the garden, allowing the entire ground floor to feel connected to the outside.

The south-east-facing rear garden is enclosed and private, providing space for outdoor dining and entertaining while drawing valuable morning and daytime light into the kitchen. A separate guest cloakroom completes the ground floor.

The first floor is given over primarily to an impressive reception room at the front of the house. Extending to more than 16 feet in width, its high ceilings, fireplace and pair of sash windows preserve the elegance and generosity of the original Victorian architecture. Elevated views take in the greenery and attractive period streetscape of Hamilton Gardens.

A further bedroom is positioned quietly to the rear of this floor, alongside a family bathroom with both a bathtub and separate shower.

Positioned at the rear of the house between the first and second floors is the fifth bedroom. Currently arranged as a dedicated home office, it has previously served as a child's bedroom and offers valuable flexibility away from the principal living spaces.





Above, the second floor is dedicated entirely to the principal suite. The bedroom spans the full width of the house, with twin sash windows drawing in natural light and framing elevated views across the street. A bespoke walk-through wardrobe creates a considered transition into the stone-finished en suite bathroom, which includes a generous double shower. Together, the spaces create a private and beautifully resolved retreat occupying an entire floor.

The uppermost level provides an additional guest suite, tucked into the roofline and extending to almost 17 feet. A private bathroom with both a bathtub and separate shower, together with extensive eaves storage, makes this a particularly practical and self-contained space for visiting family, guests or an older child.

Throughout, the house balances the proportions and architectural character of its Victorian origins with the ease expected of a contemporary family home. Formal and informal living spaces are given equal consideration, while the extended kitchen, sophisticated principal suite and direct relationship with the garden make the layout both elegant and highly practical.





Situation

Hamilton Gardens is a particularly peaceful, tree-lined residential street, discreetly positioned in the heart of St John’s Wood. Its handsome period architecture and intimate scale create an unexpected sense of seclusion, despite being within easy reach of the neighbourhood’s best-known amenities.

St John’s Wood High Street, the American School in London and St John’s Wood Underground station are all approximately 0.4 miles away. The Jubilee line provides fast connections to Bond Street, Mayfair, Westminster and Canary Wharf.

The independent shops, cafés and restaurants of St John’s Wood High Street are close at hand, while Abbey Road Studios and Lord’s Cricket Ground are among the landmarks that give the area its distinctive identity. The open landscapes of Regent’s Park and Primrose Hill are also easily accessible.

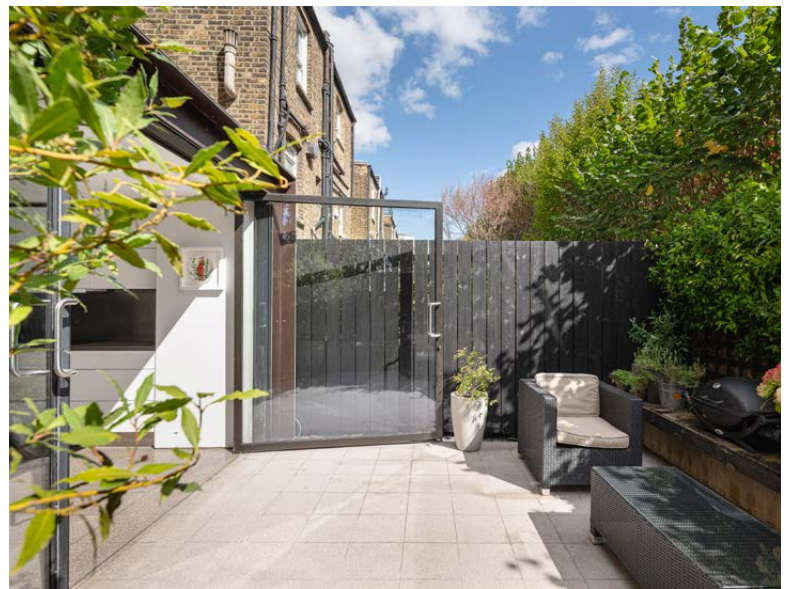
Maida Vale and Little Venice lie nearby, offering canalside walks, neighbourhood restaurants and a more village-like side of northwest London.

Additional Information

Local Authority: Westminster

Council Tax Band: H

EPC Rating: TBC



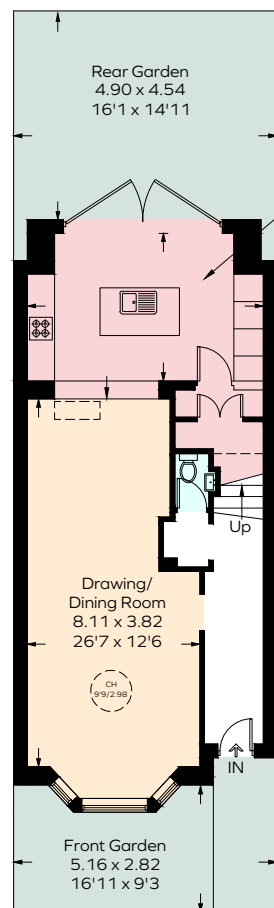
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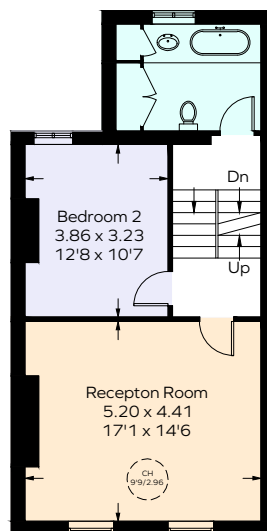


CH = Ceiling Height

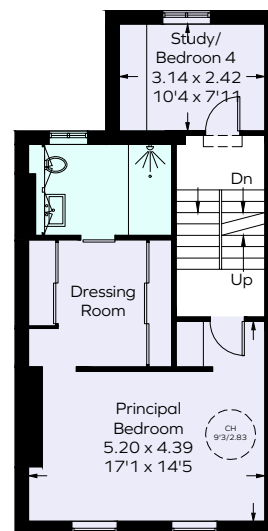
Reduced headroom below 1.5m / 5'0"



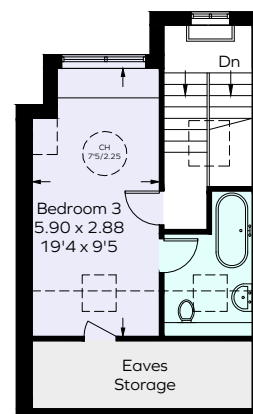
Ground Floor



First Floor



Second Floor



Third Floor

Hamilton Gardens

Approximate Gross Internal Area = 201.2 sq m / 2166 sq ft (Including Eaves Storage)

Approximate Gross External Area = 43.0 sq m / 463 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.