



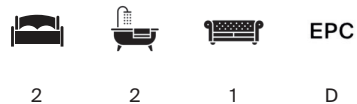
## HAMILTON TERRACE

St John's Wood NW8



# A BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT IN NW8

A two bedroom, two-bathroom apartment situated on the first floor of a charming period conversion, set along Hamilton Terrace, a desirable tree-lined street, and one of St John's Wood's most premier roads.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Share of freehold, plus leasehold with approximately 117 years remaining

Ground rent: A peppercorn

Service charge: Approximately £2,400 per annum (including sinking fund contribution)\*

**Asking Price: £1,100,000**



## HAMILTON TERRACE, ST JOHN'S WOOD NW8

The well-presented accommodation comprises an entrance hallway, a 17ft reception room, a contemporary kitchen, a generous principal bedroom with fitted wardrobes, a second double bedroom with an en suite shower room and fitted wardrobes, and a bathroom. Further benefits include the ability to apply for a residents' parking permit from Westminster City Council.

Hamilton Terrace is widely regarded as one of the area's most prestigious addresses, characterised by its elegant period architecture and tree-lined setting. 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.

\*Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.









### First Floor

Approximate Gross Internal Area = 80.89 sq m / 870 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)

We would be delighted  
to tell you more.

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