



# HAMILTON GARDENS

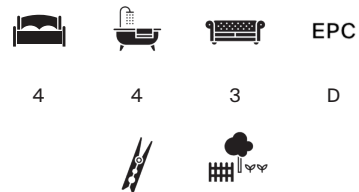
St John's Wood NW8

Residential  
parking  
spaces  
only  
6  
Mon - Fri  
8.30am - 6.30pm



# A FOUR BEDROOM FAMILY HOME IN HAMILTON GARDENS, NW8.

With private front and rear gardens situated in an exclusive enclave.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Freehold

Asking Price: £3,750,000



## HAMILTON GARDENS, ST JOHN'S WOOD NW8

The property comprises a principal bedroom with an en suite bathroom, three further bedrooms, three further bathrooms (two en suite), and a double reception room. The interior features rich wooden floors, large sunlit rooms, and a sleek staircase that adds a contemporary touch. The open-plan eat-in kitchen is a model of modern design, with sleek wooden cabinetry and expansive countertops.

The property benefits from both front and rear gardens, a balcony, air conditioning, Lutron Smart lighting, a dining room, a utility room, and a guest cloakroom.











## LOCATION

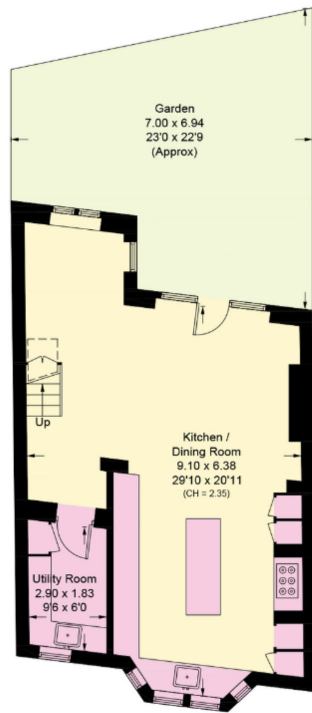
St John's Wood is a well-established residential area with wonderful shops, restaurants and transport facilities providing easy access to central London. Local attractions include the Abbey Road Studios, made famous by the Beatles and Lord's Cricket Ground.

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.

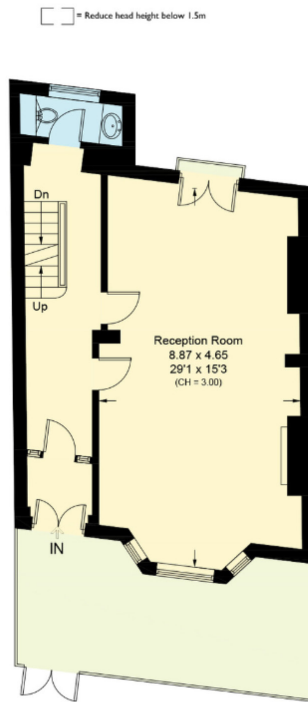
\*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.



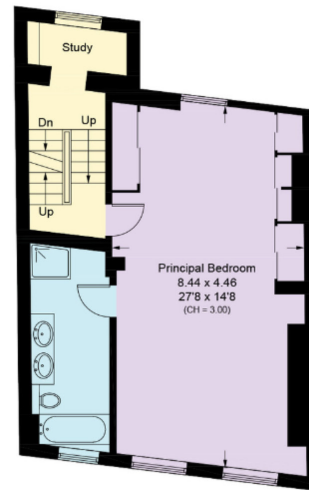




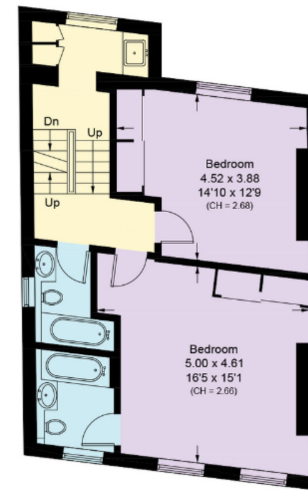
**Lower Ground Floor**  
 Approximate Area = 58.8 sq m / 633 sq ft  
 Including Limited Use Area (0.7 sq m / 7 sq ft)



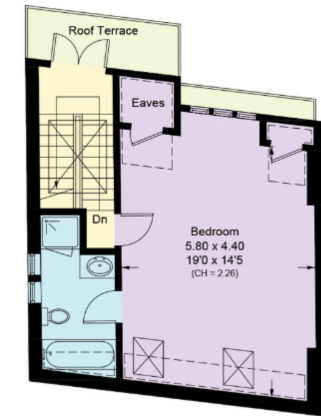
**Raised Ground Floor**  
 Approximate Area = 58.5 sq m / 630 sq ft



**First Floor**  
 Approximate Area = 57.0 sq m / 613 sq ft



**Second Floor**  
 Approximate Area = 58.6 sq m / 631 sq ft



**Third Floor**  
 Approximate Area = 43.2 sq m / 465 sq ft  
 Including Limited Use Area (7.5 sq m / 81 sq ft)



(Including Limited Use Area 8.2 sq m / 88 sq ft / Eaves)  
 Approximate Gross Internal Area = 276.1 sq m / 2,972 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)



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