



HAMILTON TERRACE

St John's Wood, NW8



EXTENSIVELY REFURBISHED TO AN EXCELLENT STANDARD.

An exceptional three bedroom lateral garden apartment, beautifully refurbished throughout, with a substantial private garden and gated off-street parking.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approx. 87 years remaining

Ground rent: £0 per annum*

Service charge: £3,606.90 per annum*

Guide Price: £4,295,000





Approached via its own private entrance and set behind gates, this impressive three double bedroom lateral apartment extends to approximately 2,256 sq ft and occupies part of a substantial period property on Hamilton Terrace.

The apartment has been extensively refurbished to an excellent standard, combining generous proportions with contemporary finishes. A spacious entrance hall leads through to an impressive 28 ft reception room, with direct access onto a superb 124 ft private garden and self-contained garden room. There is also a separate, fully fitted contemporary kitchen.







The principal bedroom benefits from a luxurious en-suite bathroom and newly fitted Neatsmith wardrobes. There are two further double bedrooms, one with an en-suite shower room, together with an additional separate shower room.

Further features include wooden flooring to the reception room and hallway, excellent built-in storage, underfloor heating and gated off-street parking for two cars.

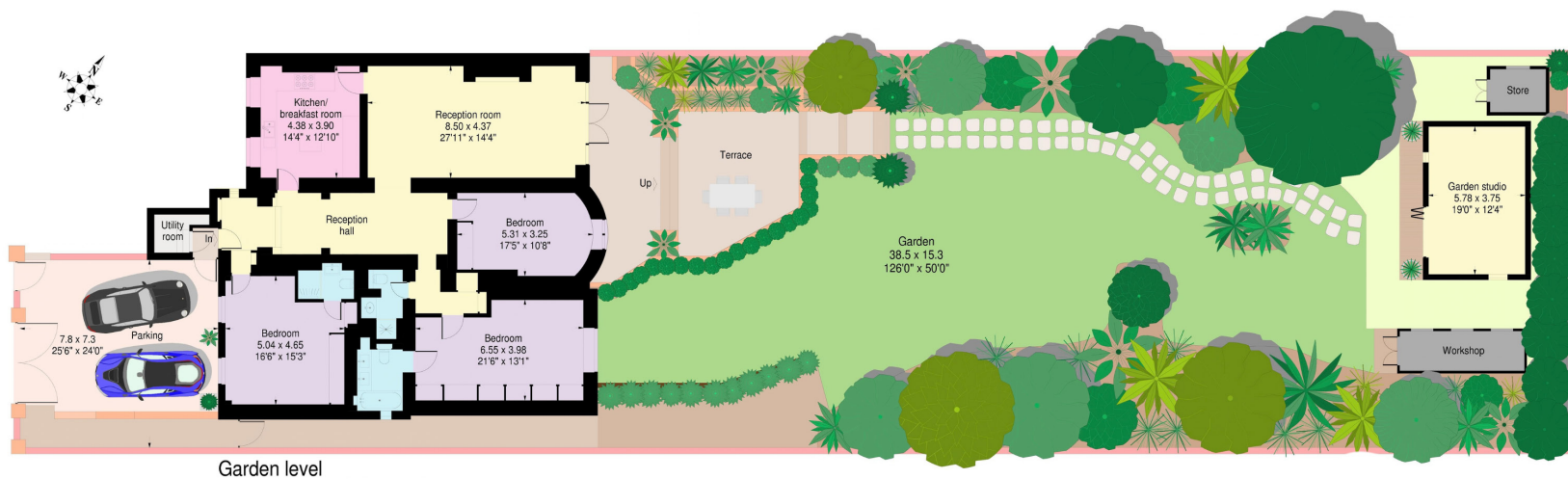
Hamilton Terrace is one of St John's Wood's most sought-after tree-lined avenues, well positioned for the shops, restaurants and amenities of St John's Wood and Maida Vale. St John's Wood Underground station provides Jubilee line services, while Maida Vale Underground station offers access to the Bakerloo line. The property is also conveniently located for Regent's Park and the wider amenities of London's West End.

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

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.







Approximate Gross Internal Area = 209 sq m / 2,256 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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