



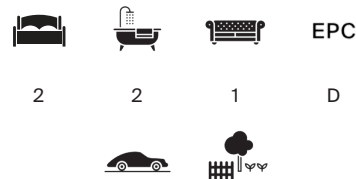
HAMILTON TERRACE

St John's Wood NW8



A BEAUTIFULLY PROPORTIONED TWO BEDROOM APARTMENT

THE LEASE LENGTH IS APPROXIMATELY 19 YEARS REMAINING.
An exceptional opportunity to acquire a distinguished residence on
one of St John's Wood's most desirable avenues.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold, with approximately 19 years remaining

Ground rent: £175 per annum (paid quarterly). The next review is due in March 2026.

Service charge: £7,090.76 per annum (paid quarterly). The next review is due in March 2026.

Guide Price: £1,000,000



HAMILTON TERRACE, ST JOHN'S WOOD NW8

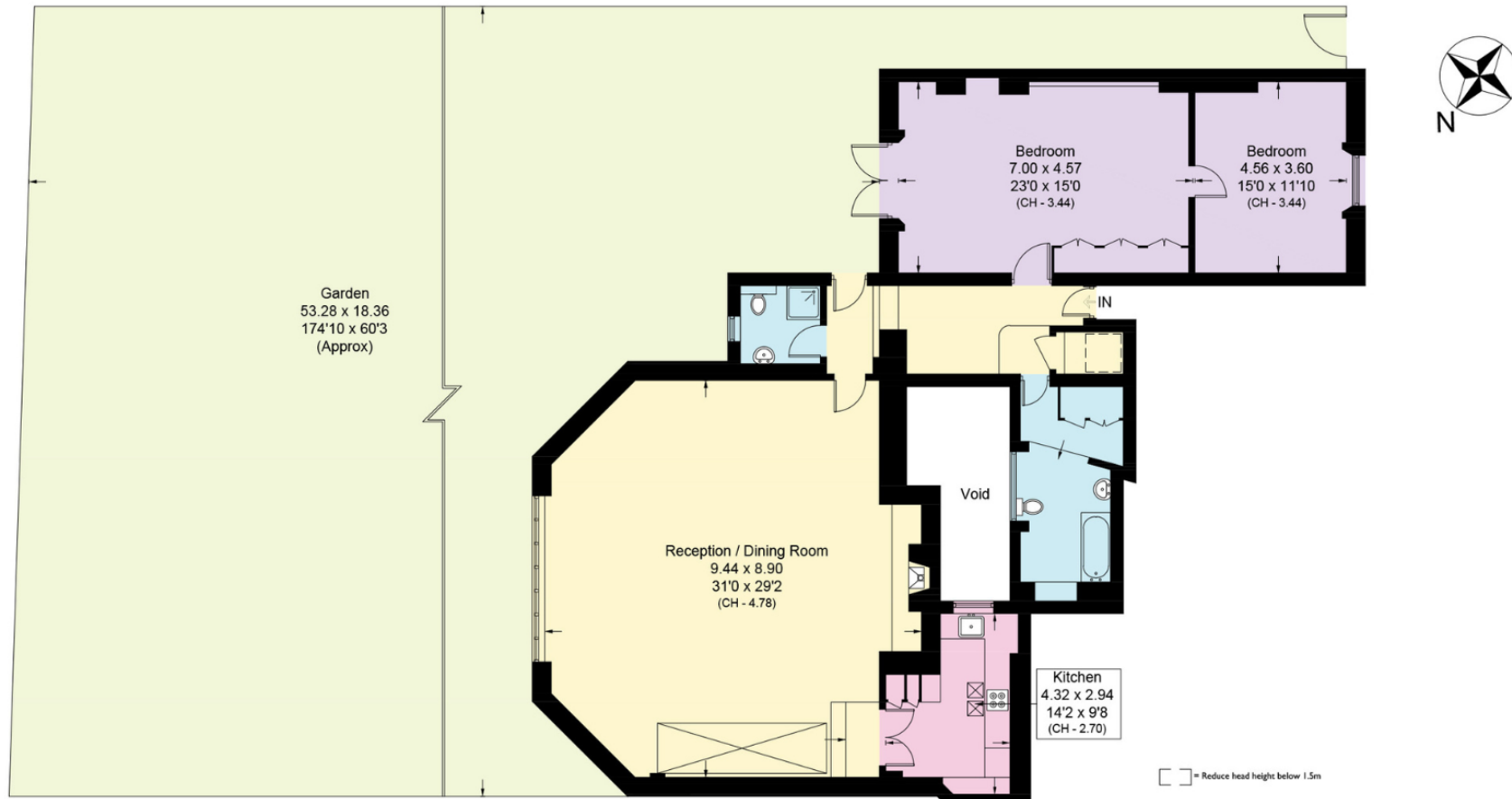
This elegant 2,100 sq ft property comprises a beautifully proportioned two bedroom ground-floor apartment combined with an artist's studio. The principal accommodation is arranged laterally, with impressive ceiling heights and abundant natural light enhancing the sense of scale and volume throughout. The apartment offers a well-appointed reception room, a separate kitchen, and two generous double bedrooms, whilst the adjoining studio provides versatility for creative use, a home office, or additional living space.

Of particular note is the property's remarkable private garden, circa 175 ft, believed to be among the largest in St John's Wood. This expansive outdoor space affords an exceptional degree of privacy and seclusion, creating an idyllic setting for entertaining, al fresco dining, or peaceful retreat. The property further benefits from a private driveway and single garage, providing secure off street parking – a rare advantage in this prime location.



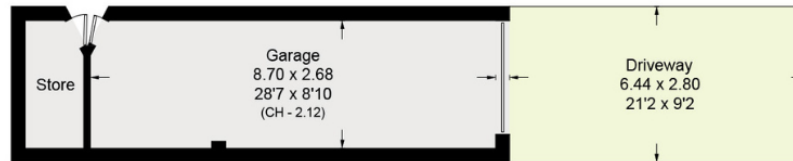






Raised Ground Floor

Approximate Area = 167.7 sq m / 1805 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)



Ground Floor

Approximate Area = 27.4 sq m / 295 sq ft

(Including Garage 27.4 sq m / 295 sq ft)
(Including Limited Use Area 0.9 sq m / 10 sq ft)
Approximate Gross Internal Area = 195.1 sq m / 2,100 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.

Tim Perks

+44 20 7871 5065

tim.perks@knightfrank.com

Knight Frank St John's Wood

5-7 Wellington Place

London NW8 7PB

knightfrank.co.uk

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