





HAMILTON TERRACE

St John's Wood NW8



A BEAUTIFULLY PRESENTED TWO BEDROOM, FIRST-FLOOR FLAT

Set within an attractive period building on one of St John's Wood's most prestigious tree-lined avenues, Hamilton Terrace, this bright and well-proportioned apartment offers elegant living space with a wonderful sense of light and charm.

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Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold, with approximately 109 years remaining

Ground rent: A peppercorn. The next review is due in March 2026.

Service charge: £5,252.40 per annum (paid quarterly). The next review is due in March 2026.

Asking Price: £1,350,000



HAMILTON TERRACE, ST JOHN'S WOOD NW8

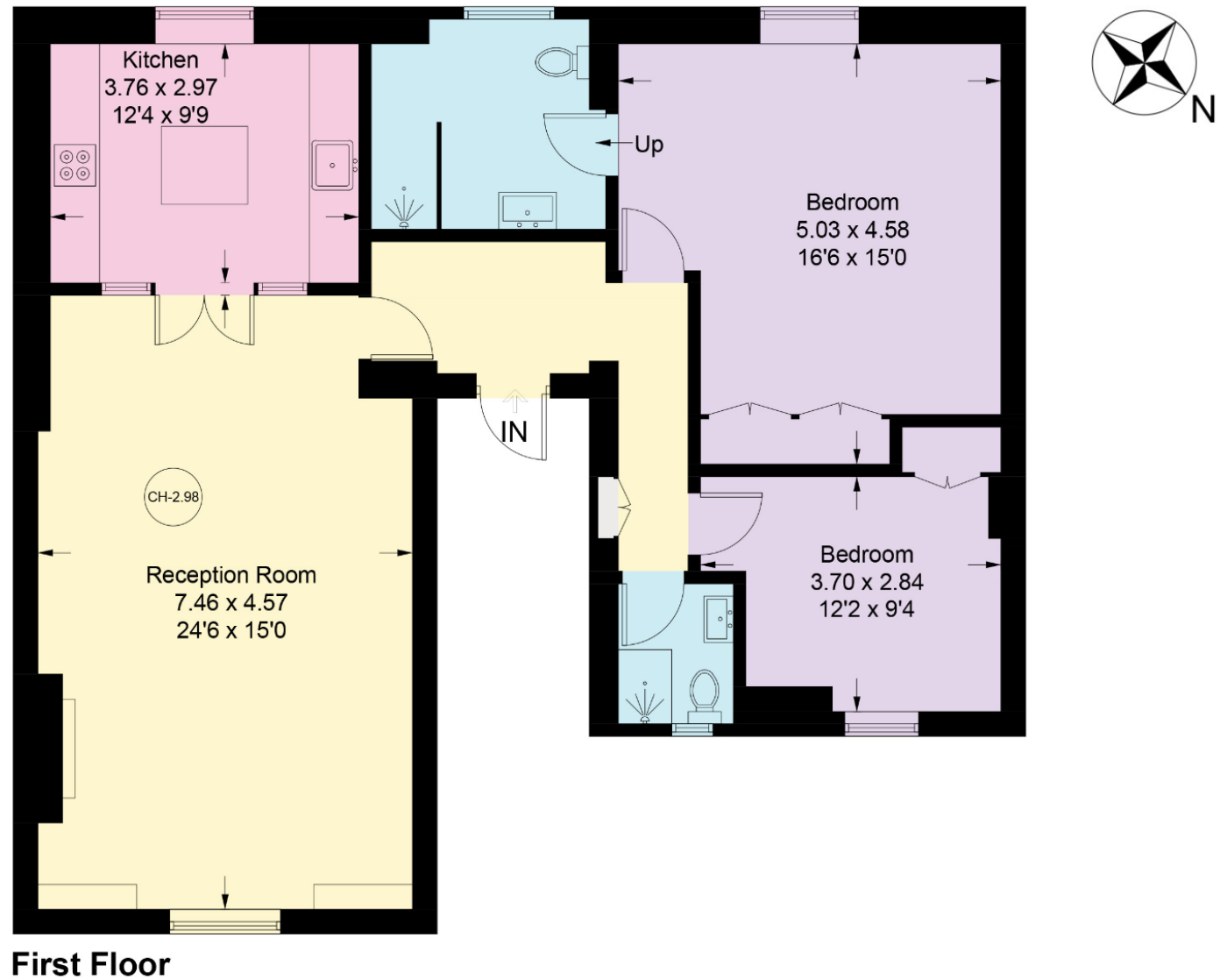
The property is beautifully presented throughout and comprises a spacious reception room with high ceilings and large sash windows, a separate, fully fitted kitchen with integrated appliances, a generous principal bedroom with ample storage and an en suite shower room, a second double bedroom, and a modern family shower room. The property offers fantastic views of the beautiful garden below.

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.









Approximate Gross Internal Area = 95.8 sq m / 1,031 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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