



HAMILTON TERRACE, ST JOHN'S WOOD  
LONDON, NW8

**ARLINGTON**  
RESIDENTIAL



**A spacious period conversion located on the first floor of this handsome red-brick period building and arranged over 1,378 sq ft / 128 sq m. The apartment is in need of complete refurbishment and features a large high-ceilinged reception room with bay window and French doors that lead onto a private balcony. There is a large kitchen / and dining area, bedroom suite with dressing room and shower room, 2<sup>nd</sup> bedroom and separate bathroom. The apartment also has use of a communal garden.**

**Hamilton Terrace is on the west side of St John's Wood close to all the amenities of the High Street and St John's Wood tube station (Jubilee line). It is considered one of the best locations in St John's Wood. Maida Vale station (Bakerloo line) and the amenities of Clifton Road, Little Venice, are also on the doorstep**

**EPC – D**

**GUIDE PRICE £1,595,000 Subject To Contract**

LEASEHOLD – 980 years remaining plus Share of Freehold  
Service Charge: Approx £11,900 per annum to include reserve fund \*

\* Further details upon request

SOLE SELLING AGENT















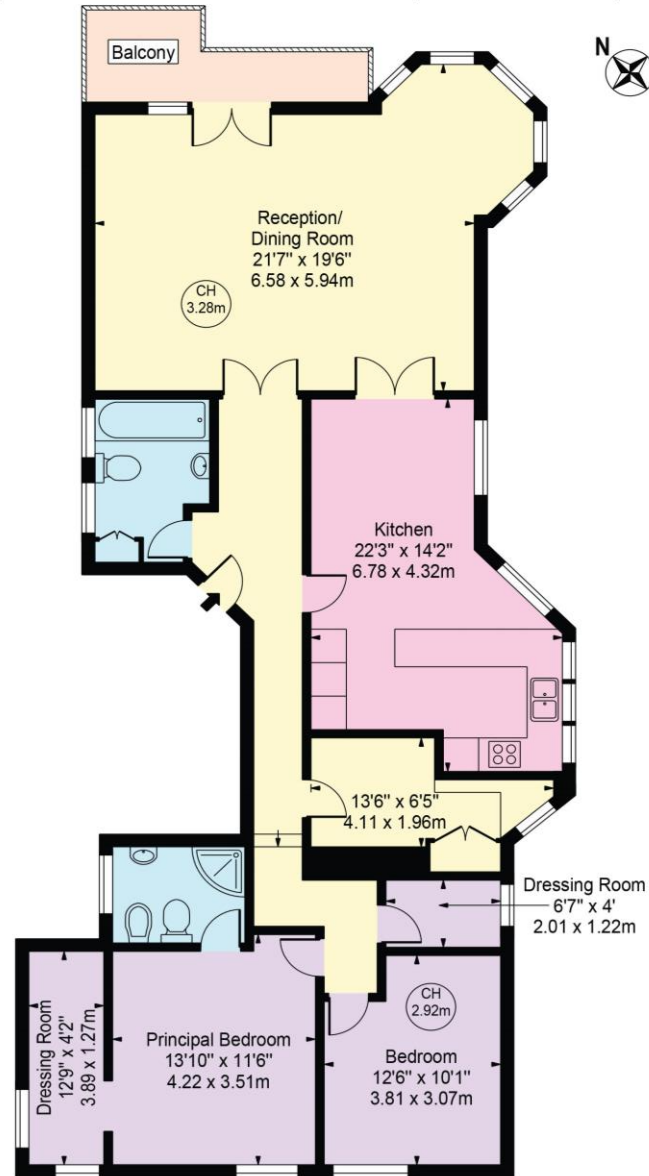






# Hamilton Terrace

Approx. Gross Internal Area 1378 Sq Ft - 128.02 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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