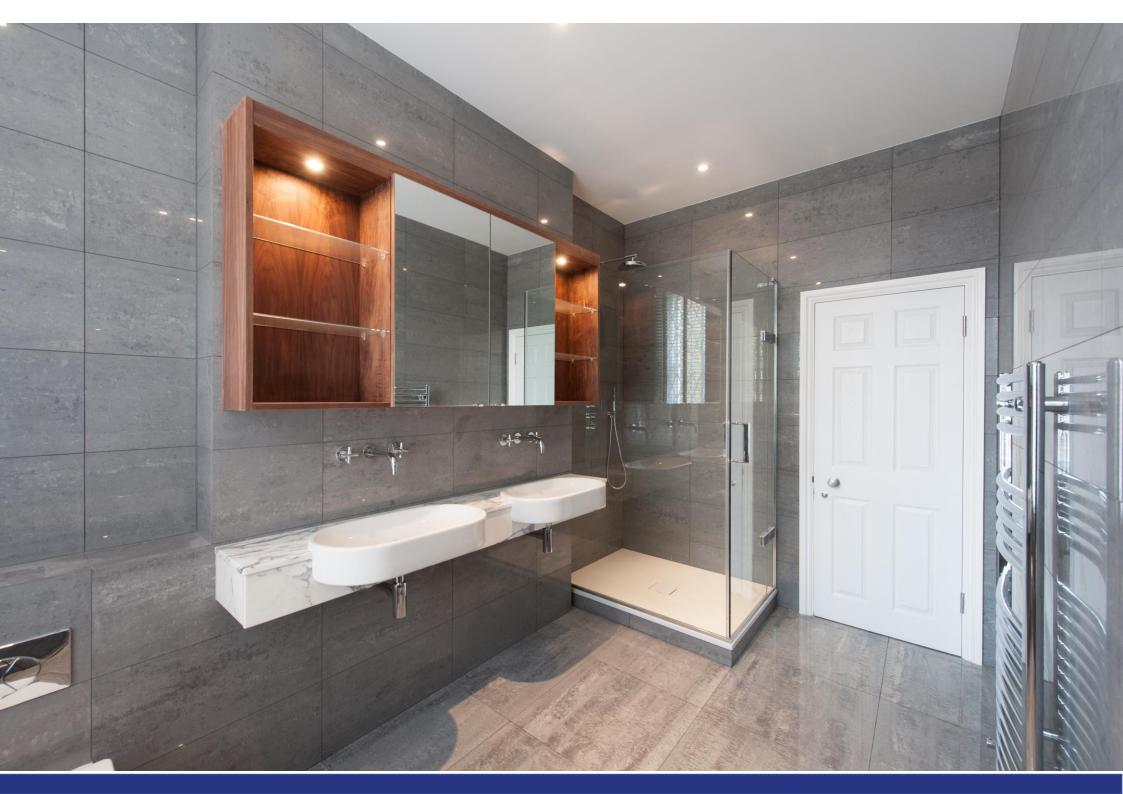


Hamilton Gardens, St John's Wood NW8





Offered in good decorative order throughout, a Victorian house providing approximately 2,120 sq ft/197 sq m of accommodation (including restricted height area and eaves storage) with attractive modern interiors whilst retaining many period features. The house is arranged over four floors and comprises four double bedrooms, three bathrooms, two of which are ensuite, reception room with oak flooring and a large kitchen/family room which opens onto a south facing walled patio garden.

Hamilton Gardens is a residential enclave located within an easy walk of the American School on Loudoun Road, St John's Wood Underground Station (Jubilee line) and St John's wood High Street.

EPC Rating: TBC

Council Tax Band: H

GUIDE PRICE £2,950,000

Freehold

Sole Agent

ARLINGTON

RESIDENTIAL

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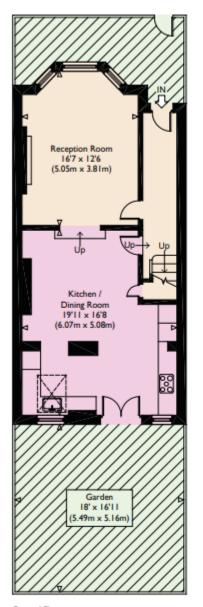
IMPORTANT NOTICE: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working r, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

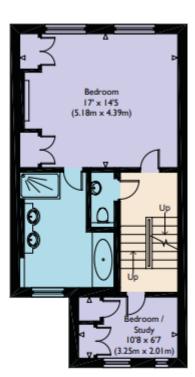


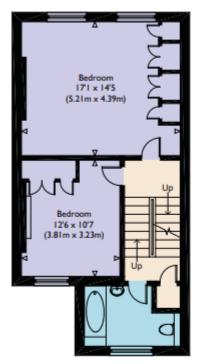
Hamilton Gardens, NW8

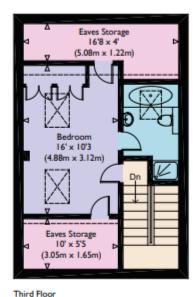
Approximate Gross Internal Floor Area : 1981 sq ft / 184 sq m (Excluding Restricted Height Area & Eaves Storage) Approximate Gross Internal Floor Area : 2120 sq ft / 197 sq m (Including Restricted Height Area & Eaves Storage)











First Floor

Second Floor

Ground Floor