



Hamilton Terrace, St John's Wood NW8

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RESIDENTIAL

A delightful garden apartment set within this converted Victorian building on one of the most sought after roads in St Johns Wood.

The well-proportioned accommodation comprises two bedrooms, one ensuite bathroom, one ensuite shower room an open-plan kitchen onto a generous reception living room, garden room and featuring excellent outdoor space with a sizeable private South West facing patio garden perfect for alfresco dining, with direct views & access onto a communal gardens.

Uniquely there is dual entrance access, via the lower ground central entrance on Hamilton Terrace and from the ground/garden level entrance on Hall Road.

Hamilton Terrace is a popular and desirable street that is perfectly positioned for easy access to the designer shops and restaurants of St John's Wood high street, the pavement Cafés of Clifton Road and the Regents Canal, with local transport links found at St Johns Wood (Jubilee Line) and Warwick Avenue Underground Stations (Bakerloo Line).

EPC Rating: C

Council Tax Band: F

GUIDE PRICE £1,375,000

Share of Freehold

Leasehold – 978 years remaining

Joint Agent

ARLINGTON

R E S I D E N T I A L

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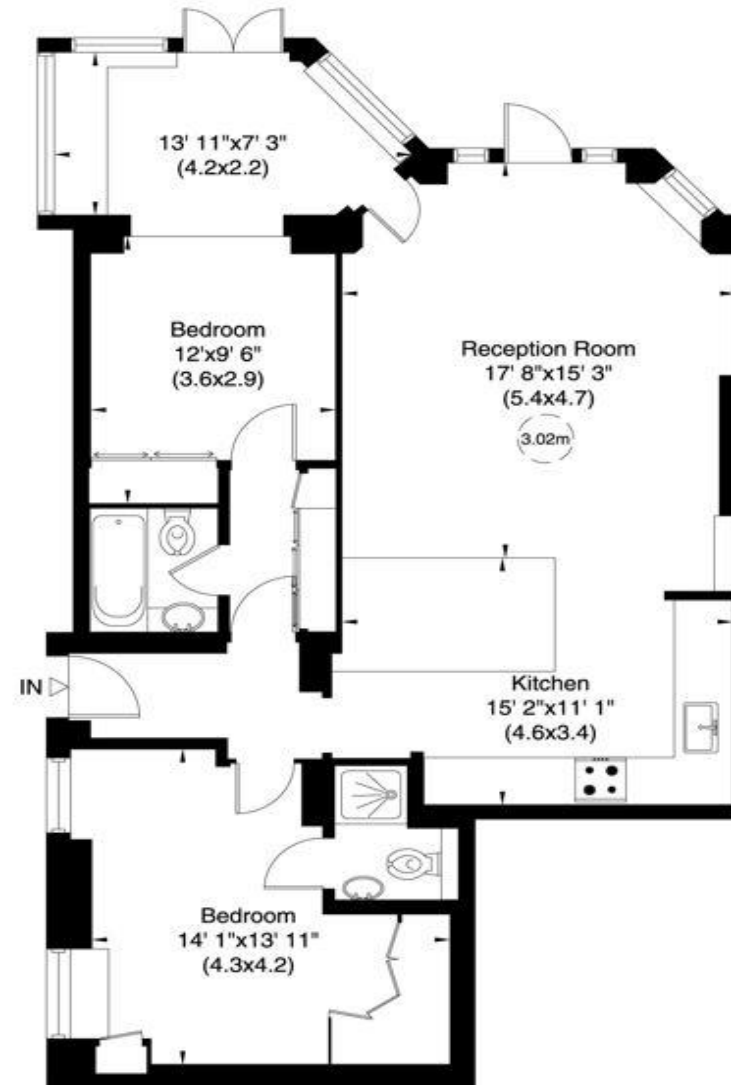
11, 63-65 Hamilton Terrace, NW8

Approximate Gross Internal Area
88 sq m/ 943 sq ft

Not to Scale, for identification only



- Two Bedrooms
- One Ensuite Bathroom
- One Ensuite Shower Room
- Reception Room
- Garden Room
- Kitchen
- Private South West facing Patio
- Garden
- Communal Gardens
- Dual Entrance Access
- Share of Freehold



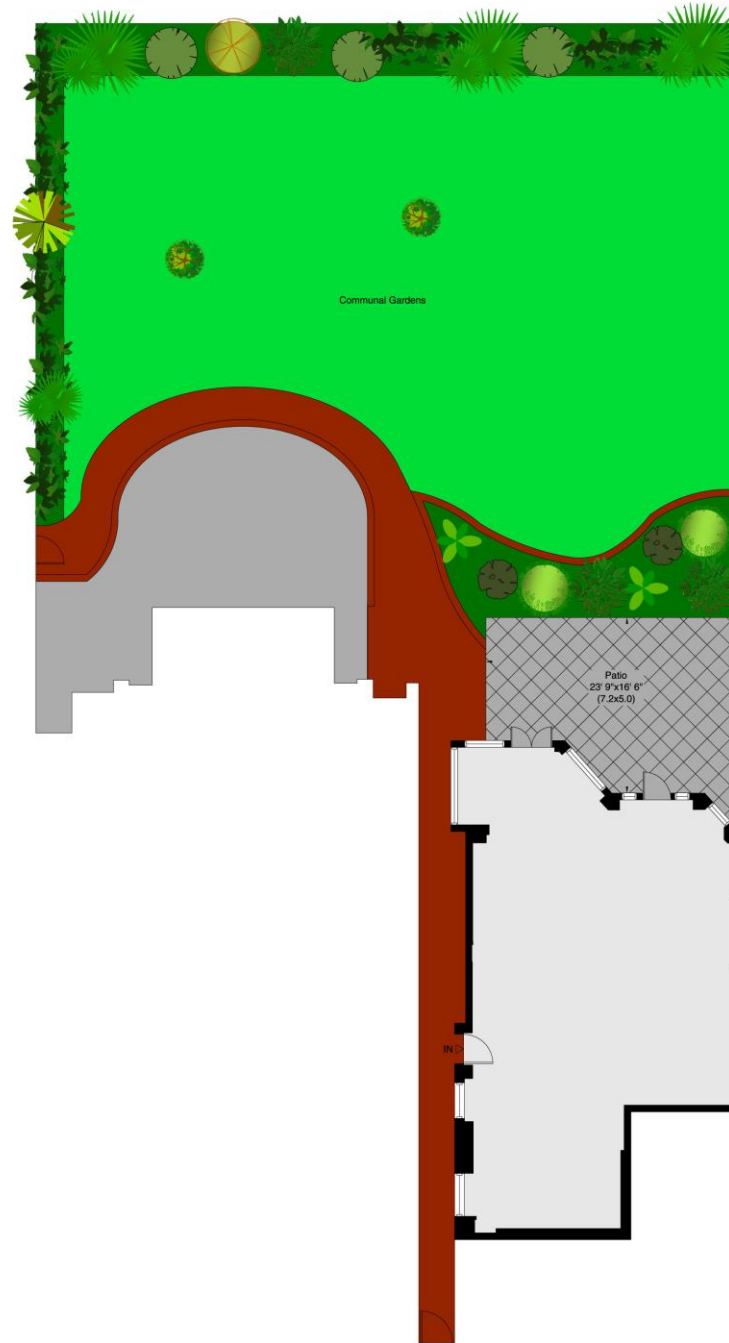
Garden Level

For guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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