



HAMILTON TERRACE, ST JOHNS WOOD, NW8

ARLINGTON
RESIDENTIAL

A newly refurbished 2nd floor apartment comprising 816 sq ft/75.81 sq m situated in this popular building on Hamilton Terrace. The flat is arranged as 2 double bedrooms, a family bathroom, separate kitchen and a bright reception room with high ceilings.

Other benefits include a lift, communal gardens, and a single lock up garage with electrically operated door located to the rear of the building.

Furniture and artefacts available by separate negotiation.

EPC Rating – E.

GUIDE PRICE £1,195,000 Subject To Contract

TENURE: Leasehold – Approximately 115 Years Remaining

**SERVICE CHARGE: Approximately £6,300 Per Annum
(Includes Heating and Hot Water)**

GROUND RENT: Peppercorn

COUNCIL TAX: Westminster/Band F

JOINT SOLE SELLING AGENTS



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 order, 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.











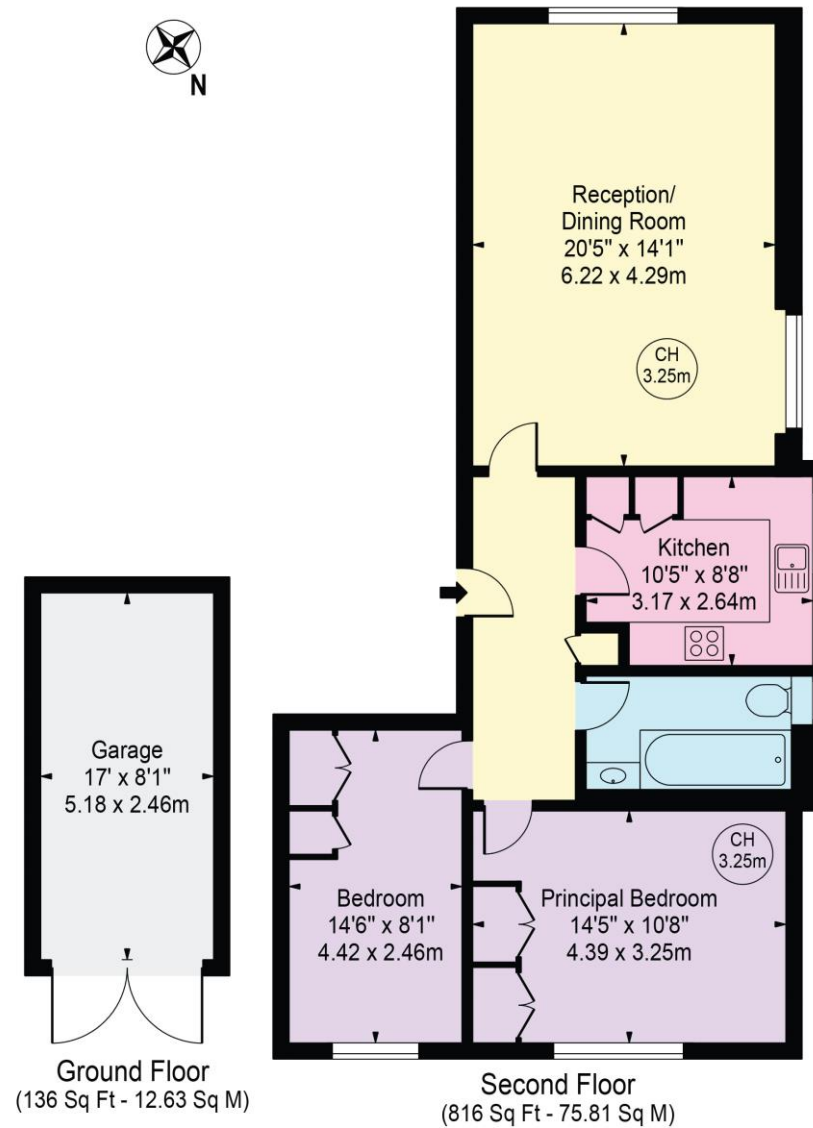




Hamilton Hall

Approx. Gross Internal Area 816 Sq Ft - 75.81 Sq M
(Excluding Garage)

Approx. Gross Internal Area Of Garage : 136 Sq Ft - 12.63 Sq M



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.
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