



Hamilton Terrace, St John's Wood NW8

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## Discover Luxury Living in St John's Wood

Nestled on one of St John's Wood's most prestigious avenues, this exquisite converted flat seamlessly blends contemporary interiors with charming period features, including stunning leaded windows and soaring high ceilings.

As you enter, you'll be welcomed by a spacious double reception room that flows into an open-plan kitchen, perfect for entertaining. This area extends onto a private balcony, ideal for enjoying your morning coffee or evening sunsets.

Additional highlights include elegant wood flooring throughout the reception areas, ample storage solutions, and a convenient plant watering system. Residents also benefit from access to a beautifully maintained communal garden, providing a tranquil retreat.

With excellent transport links, Maida Vale Station (Bakerloo Line) is just 0.4 miles away, and St John's Wood Station (Jubilee Line) is only 0.5 miles from your doorstep.

Experience the perfect blend of luxury and comfort in this remarkable flat. Don't miss out on this exceptional opportunity!

EPC Rating: E  
Council Tax Band: G

**OFFERS IN EXCESS OF £2,000,000**

Share of Freehold – 117 years remaining  
Service Charge: £6,688.50 per annum  
Reserve Fund: £2,200 per annum

**Photos as previously furnished**

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*Happiness*















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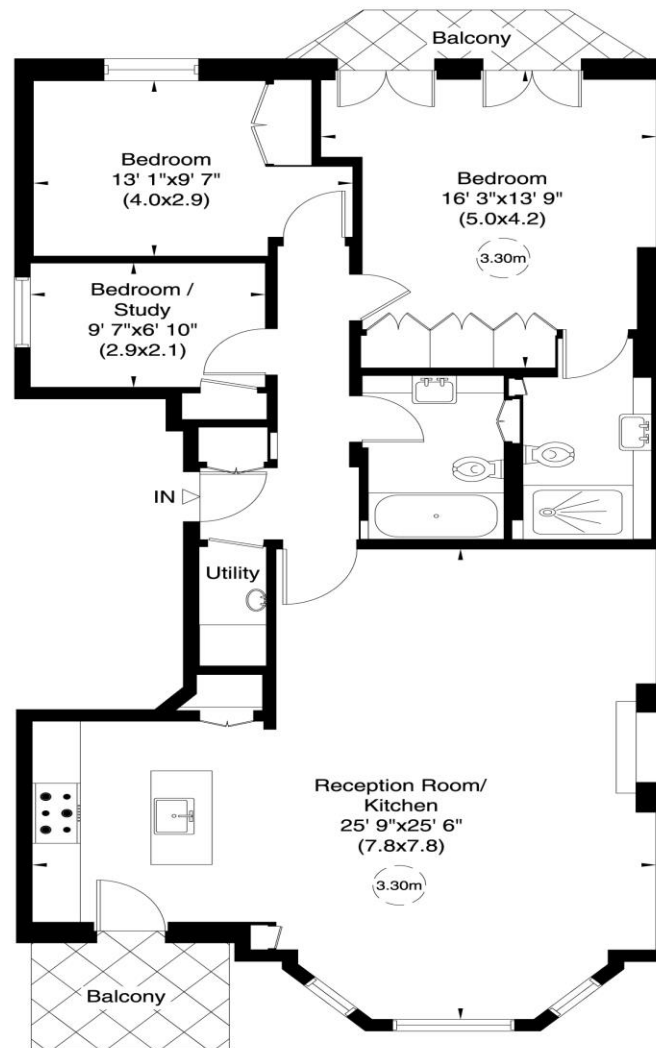


# Hamilton Terrace, NW8

Gross internal area (approx.)

104 Sq m (1124 Sq ft)

For identification only, Not to Scale



First Floor

Not to scale, 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).