



HAMILTON TERRACE, ST JOHN'S WOOD NW8

ARLINGTON
RESIDENTIAL

This newly decorated two-bedroom, two-bathroom apartment is situated on the third floor of an impressive period building on the highly sought-after Hamilton Terrace, a tree-lined avenue in the heart of St John's Wood.

The apartment offers spacious living, with a large west-facing reception room featuring French doors that lead to a private balcony, offering panoramic, far-reaching views. The principal bedroom is generously sized, complete with fitted wardrobes and an en-suite bathroom. The second bedroom also benefits from fitted wardrobes and is served by a modern second bathroom. Key features include wooden floors, an entry phone system, and easy access to local amenities.

The location is conveniently close to both St John's Wood and Maida Vale underground stations, offering access to the Jubilee and Bakerloo lines, making commuting easy. The surrounding area offers a variety of shopping options

GUIDE PRICE: £1,450,000

TENURE: LEASEHOLD – 979 YEARS REMAINING

with share of Freehold

SERVICE CHARGE: £1,075.01 per annum (to be reviewed)

GROUND RENT: Peppercorn

EPC RATING: D

COUNCIL TAX BAND: G

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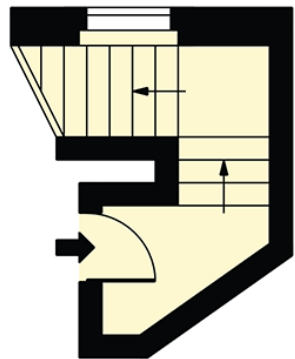
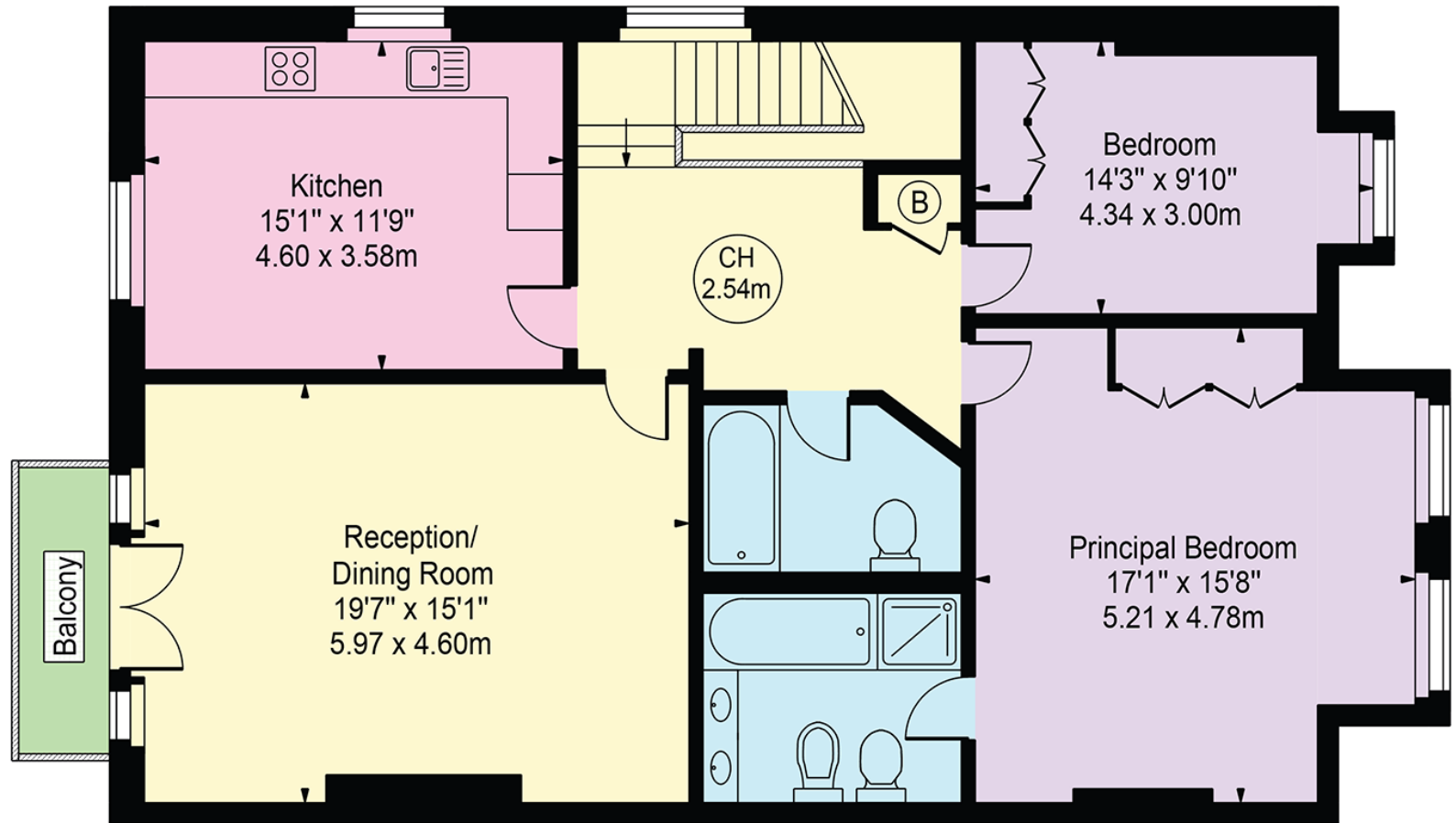






Hamilton Terrace

Approx. Gross Internal Area 1252 Sq Ft - 116.31 Sq M



Second Floor Entrance
(48 Sq Ft - 4.46 Sq M)

Third Floor
(1204 Sq Ft - 111.86 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. 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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