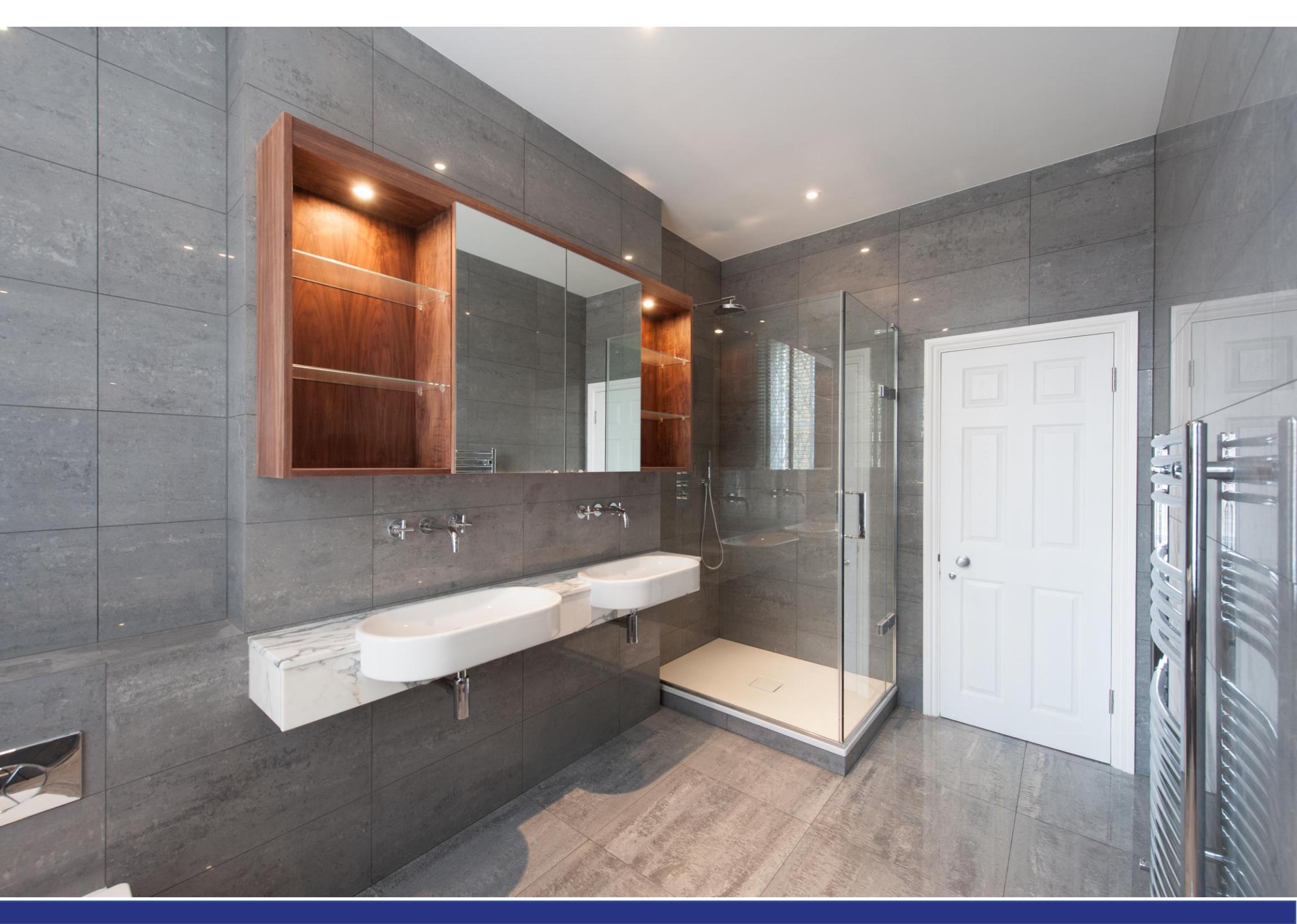




Hamilton Gardens, St John's Wood NW8

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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

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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)

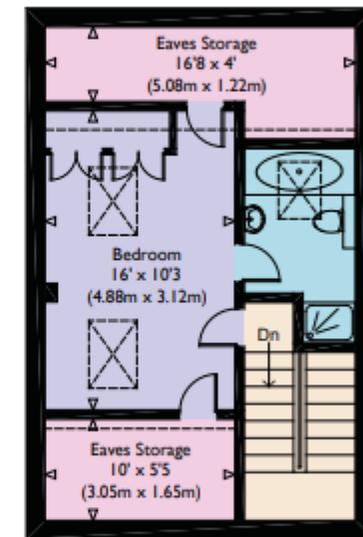
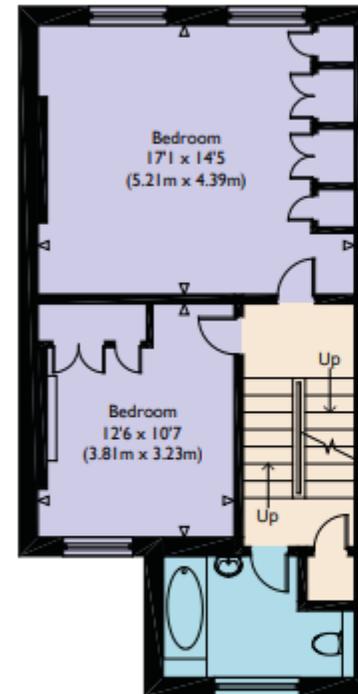
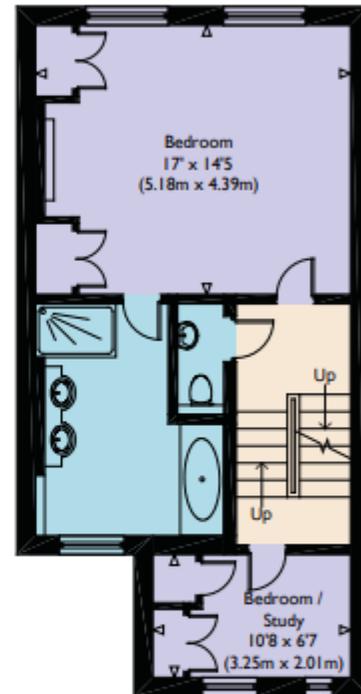
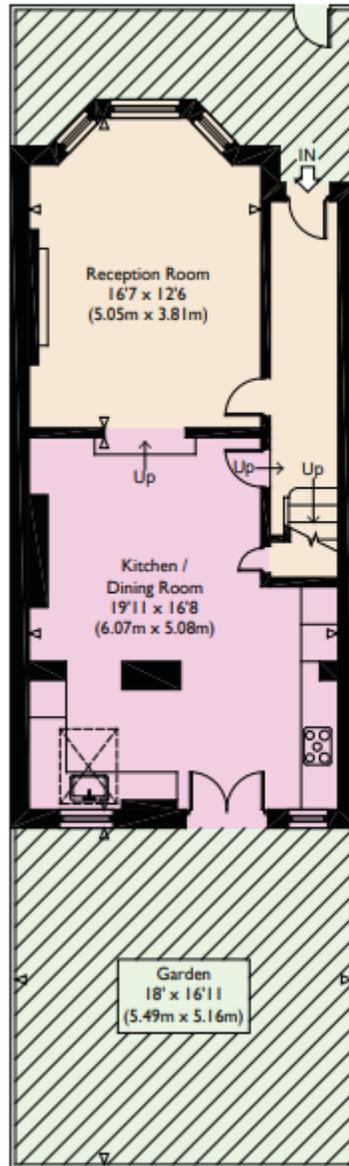


Illustration for identification purposes only, measurements are approximate, not to scale.