HAMILTON GARDENS, ST JOHNS WOOD, NW8 9PU

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This lovely, end of terrace period house, approximately 2864 sq ft / 266 sq m is arranged over 5 floors and offers great family accommodation located in a popular residential cul-de-sac.
The house has well proportioned rooms and features solid wood floors with underfloor heating, and modern finishes whilst retaining period character. There is a spacious double reception room on the raised ground floor and large open plan kitchen/family/dining room on the garden level.

The American School and St Johns Wood Jubilee line tube station are both within 0.3 miles.

- 4 Double Bedrooms • 4 Bathrooms (3 en suite) • Guest Cloakroom • Double Reception Room • Open Plan Kitchen / Family / Dining Room • Further Kitchenette • Utility Room • Small Rear Garden • Westminster Council Tax Band H • EPC D

EPC Rating: D Council Tax Band: H

£4,750,000

NULL

TENANTS FEES: As well as paying the rent, tenants may also be required to make the following permitted payments:
Holding Deposit (maximum of 1 week's rent)
Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)
Utilities, Communications services charges including TV licence, and Council Tax
Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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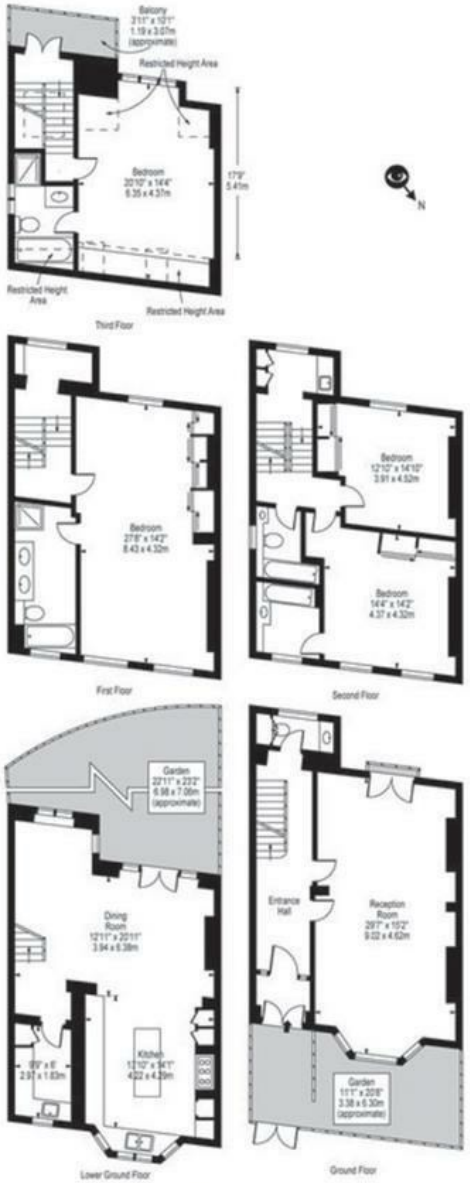

Approx Gross Internal Area **2864 Sq Ft - 266.07 Sq M**
(Excluding Restricted Height Area)