HAMILTON TERRACE, ST JOHN'S WOOD, NW8 9RE

# HAMILTON TERRACE, ST JOHN'S WOOD, NW8 9RE

Prominently situated, this double fronted six bedroom lateral house circa 2969 / sq ft offers fantastic open plan living spaces on the ground floor and excellent family accommodation over the first and second floors. The house opens at the rear onto a small garden, includes wood floors to most rooms, air conditioning, excellent storage and well appointed bathrooms. The village shops of Little Venice are within 200 yards. The nearest tube is Warwick Avenue (Bakerloo line), about 0.4 miles.

• 6 Bedrooms • 4 Bathrooms (2 en Suite) • Guest Cloakroom • Dining Room • Study • Open Plan Kitchen/Family Room/Reception Room • Utility Room • Rear • Patio/Gardens • Westminster Council Tax Band H

EPC Rating: D  Council Tax Band: H

**£5,800,000**

**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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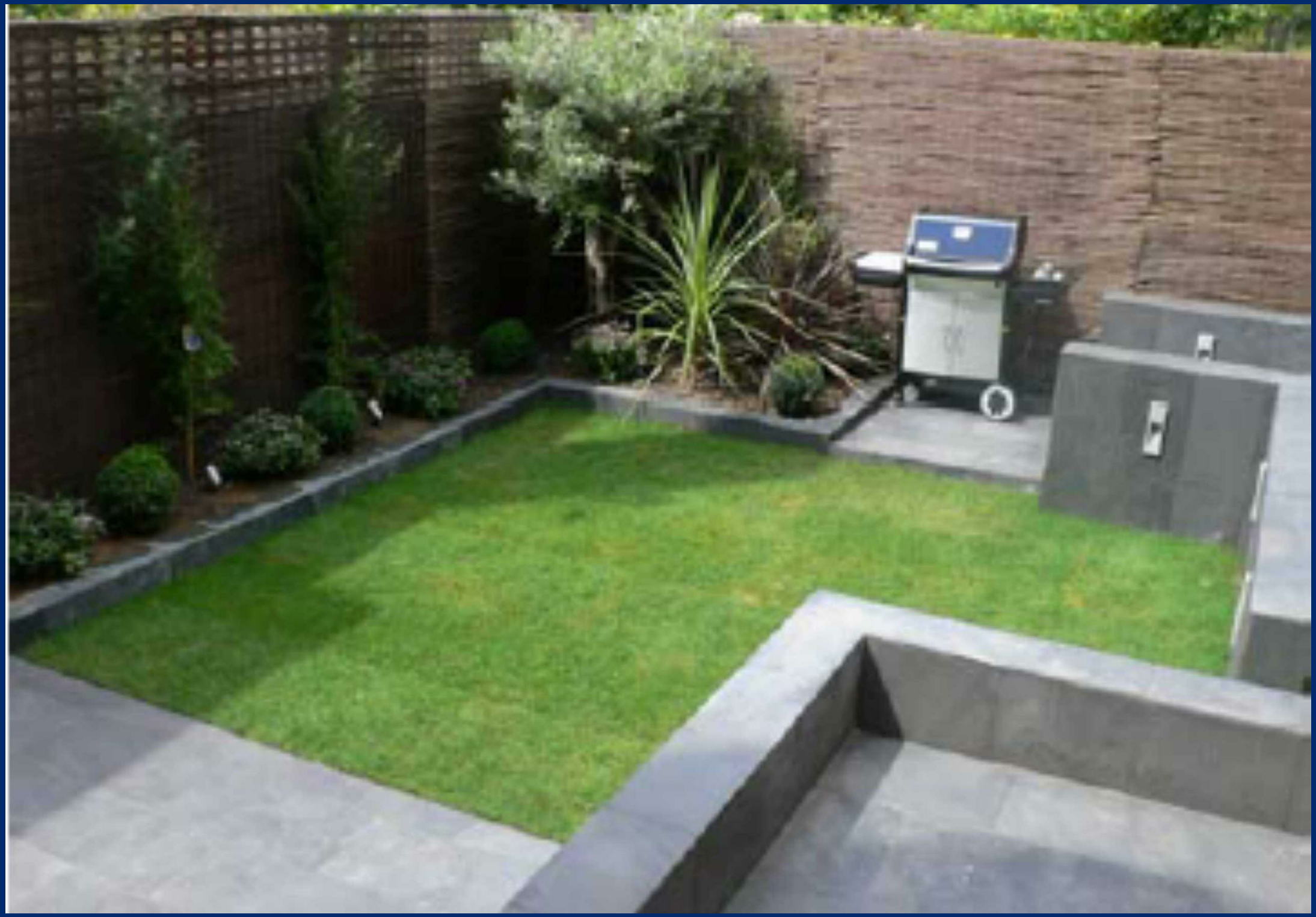

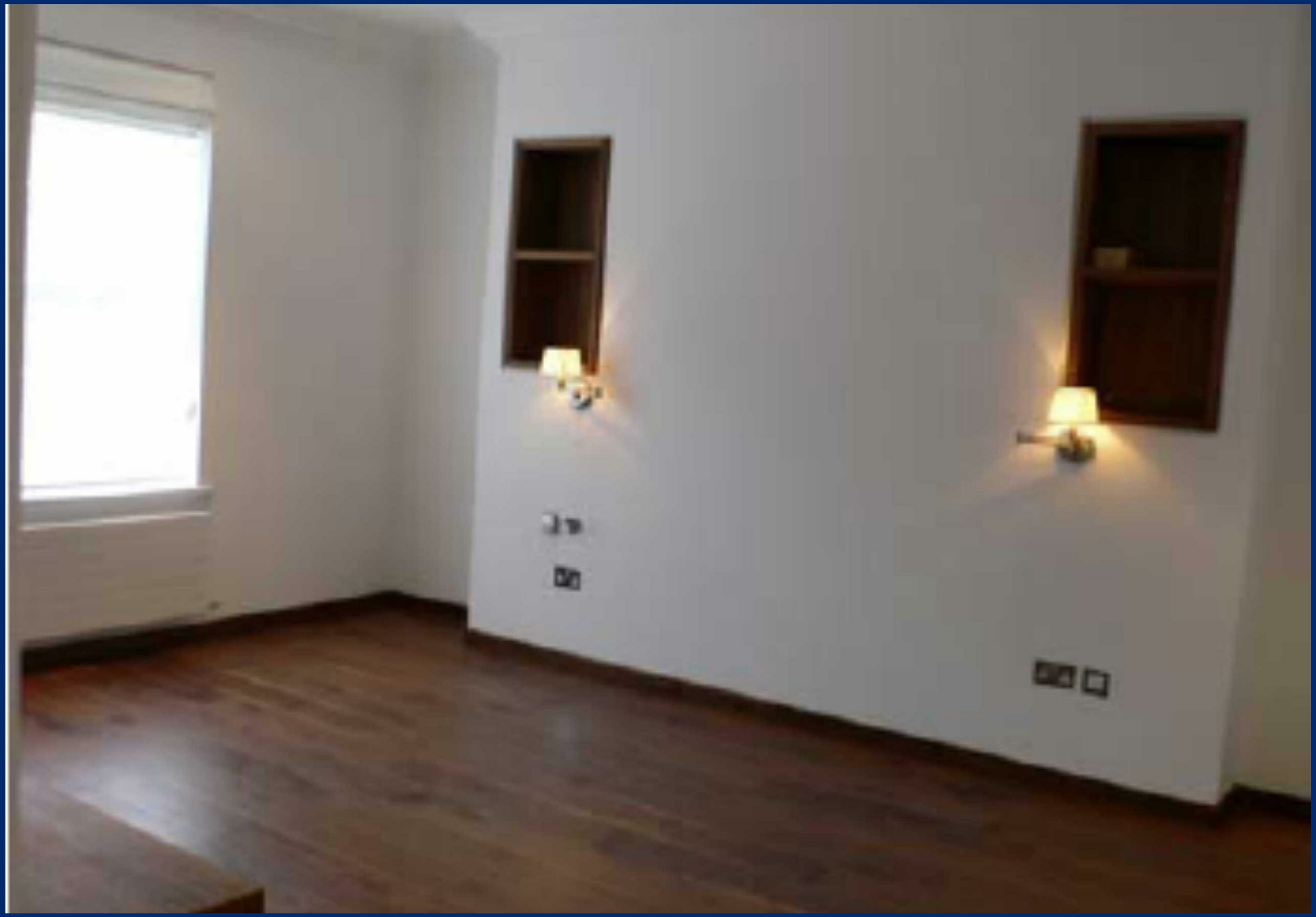

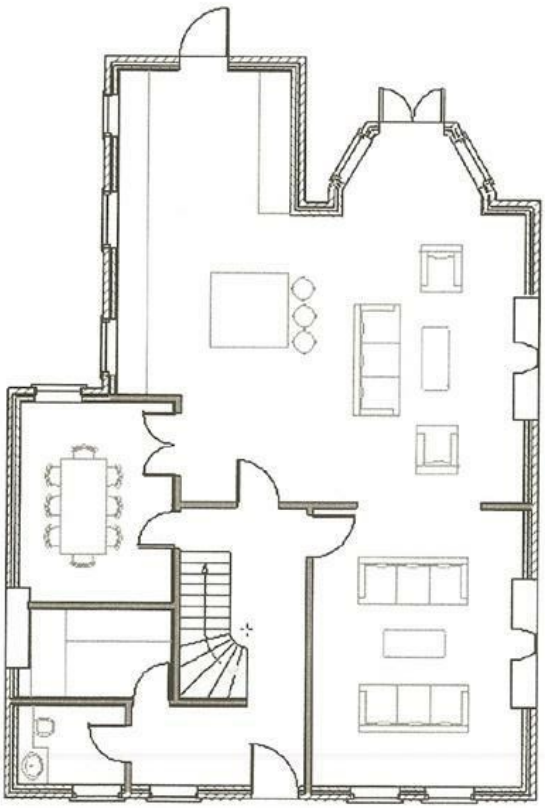

**1 Hamilton Terrace, NW8**

**Scale 1:100**

**Ground Floor Plan**

Ceiling Height 2850mm