



Hamilton Terrace, St John's Wood, London NW8



# Hamilton Terrace, St John's Wood, NW8

Offered for sale, measuring approximately 1,211 sq.ft. is this beautifully refurbished two/three bedroom apartment situated on the first floor of a grand period conversion on Hamilton Terrace. The property offers an impressive open reception room welcoming an abundance of natural light.

The apartment showcases a vast ceiling height, along with grand features. There are two large bedrooms which have built-in wardrobes, along with a private terrace overlooking landscaped gardens.



## Guide price

£1,695,000

## Tenure

Leasehold:  
approximately  
136 years

remaining

## Local authority

London Borough  
of Westminster  
City

## Service charge

£2,200 per  
annum

## Peppercorn rent

135A

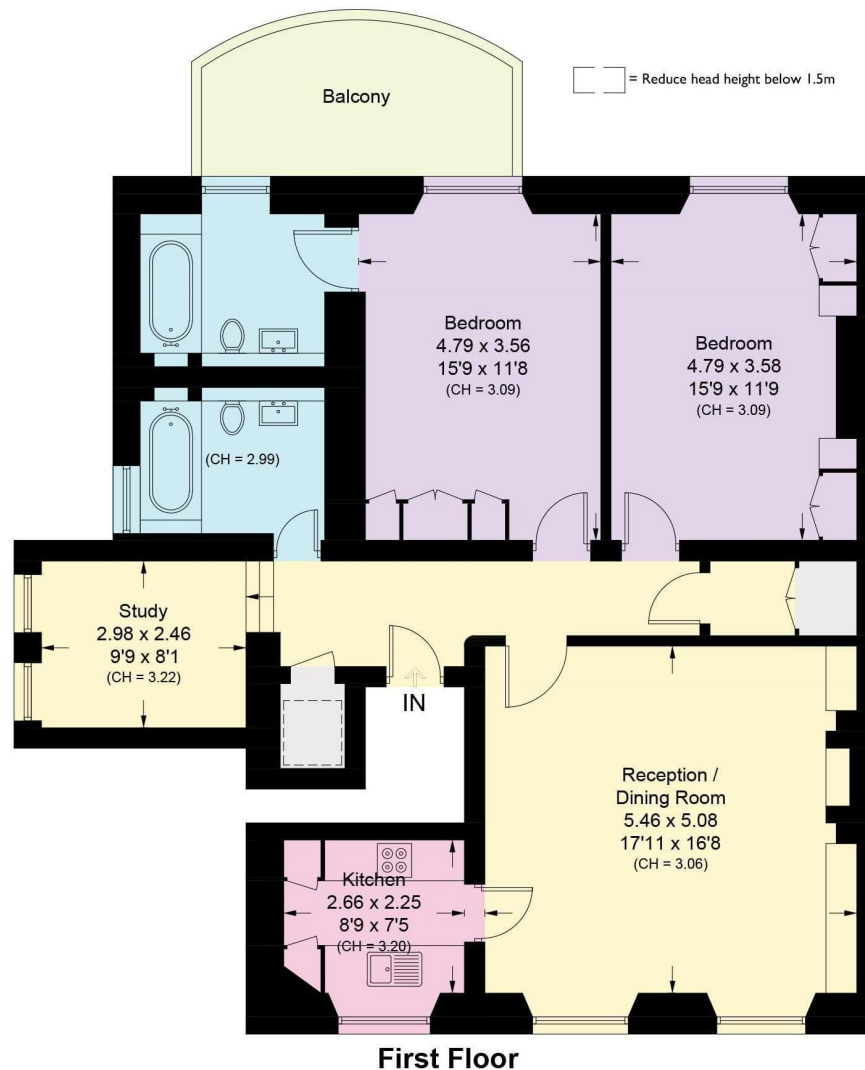
## Location

Hamilton Terrace is on the west side of St John's Wood, close to all the amenities of the High Street and St John's Wood tube station (Jubilee line). It is a quiet road and is considered one of the best locations in St John's Wood. Maida Vale station (Bakerloo line) and the amenities of Clifton Road, Little Venice, are also on the doorstep.









**Approximate Gross Internal Floor Area**  
**1,211 sq m/112.5 sq ft**  
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

**Knight Frank**  
St John's Wood  
5-7 Wellington Place  
London  
NW8 7PB  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Sam Krisman**  
+44 20 7483 8337  
[sam.krisman@knightfrank.com](mailto:sam.krisman@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated January 2022. Photographs and videos dated January 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.