



Hamilton Terrace, St John's Wood, London NW8

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This immaculately presented two bedroom apartment is situated on the second floor of a period conversion on Hamilton Terrace in St John's Wood.

Accommodation comprises of a spacious reception/dining room, a separate kitchen, a principal bedroom with en-suite bathroom, a second bedroom with walk in closet and a family bathroom.



**Guide price:** £1,325,000

**Tenure:** Leasehold: approximately 150 years remaining

**Service charge:** £2,200

**Local authority:** City of Westminster

**Council tax band:** H

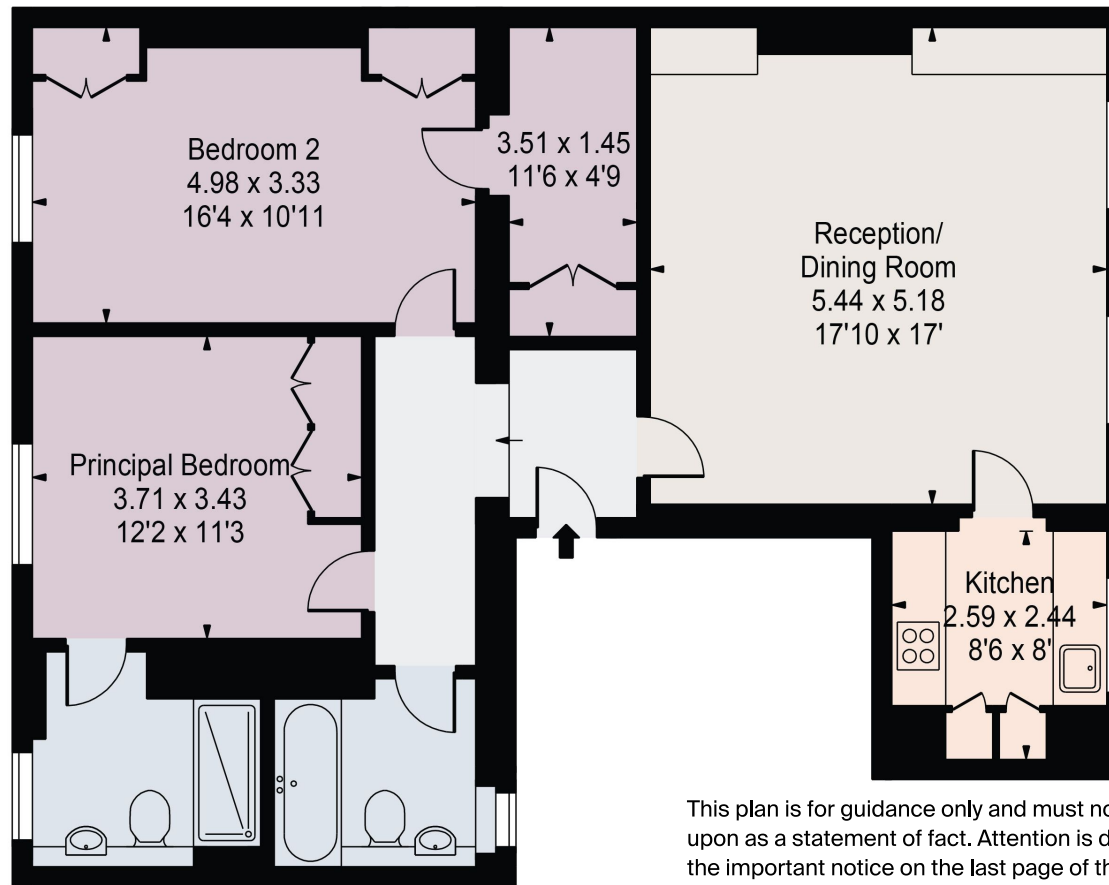
## Location

Hamilton Terrace is located on the west side of St. John's Wood, Abbey Road Studios (0.4 miles) and the home of cricket, Lord's Cricket Ground (0.8 miles). St John's Wood High Street is 0.8 miles away and offers an array of boutique shops, restaurants and cafes. St John's Wood Underground station (Jubilee Line) is 0.6 miles walk and is a fast transport link to Bond Street (5 minutes), London Bridge (14 minutes) and Canary Wharf (20 minutes). All distances are approximate.





Hamilton Terrace  
Gross Internal Area(Approx)  
Total = 93.18 Sq m / 1003 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.

## Second Floor

Knight Frank  
St John's Wood  
5-7 Wellington Place  
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NW8 7PB  
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I would be delighted to tell you more  
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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.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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