



Hamilton Terrace, London NW8

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# Hamilton Terrace, St John's Wood London NW8

An extraordinary opportunity to acquire the majority of a substantial Grade II listed villa on Hamilton Terrace with a sensational 138ft landscaped rear garden. The sale comprises the freehold of the house together with three of the four flats, front and rear gardens. The entire floor space extends to 541.1 sq m / 5824 sq ft which includes the loft area and storage vaults.

The garden maisonette is a sensational 3 / 4 bedroom duplex apartment (2649 sqft / 246 sqm) that has been beautifully renovated with a private balcony and direct access to a stunning 138ft garden which has been designed to provide a beautiful dining area and landscaped spaces. The internal accommodation provides well-proportioned living space with the flexibility to create a fourth bedroom from the study.



**Guide price:** £7,500,000

**Tenure:** Freehold

**Local authority:** City of Westminster

**Council tax band:** H

The first and second floors feature two self-contained flats (currently let): on the first floor is an elegant two double bedroom apartment (962 sqft / 89.4 sqm) with a stunning 20ft reception room, separate kitchen and two bath/shower rooms; the second floor provides an excellent two bedroom apartment (1013 sqft / 94 sqm) with a superb 21ft reception room, separate kitchen, principal bedroom with en suite bathroom, second double bedroom and second shower room.

Located on the West side of Hamilton Terrace, this distinguished Victorian house is three windows wide and forms part of a pair of large semi-detached houses with a pilastered porch, square headed windows, architraved above ground floor and pedimented to first floor.





With its village-like ambiance, elegant regency and contemporary buildings, world famous cricket ground and established cosmopolitan atmosphere, St John's wood is one of central London's most sought-after addresses.

Just a short distance by road or underground to London's west end and City, yet set apart due to its unique architectural heritage and history, and the 400 acres of neighbouring Regent's Park and Primrose Hill, St John's Wood has been a highly desirable place to live over the last 200 years.



























First Floor Apartment





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Total = 541.1 sq m / 5824 sq ft  
 Approximate Area = 472 sq m / 5080 sq ft  
 Loft = 48.1 sq m / 518 sq ft  
 Vaults = 21.0 sq m / 226 sq ft  
 Including Limited Use Area (56.7 sq m / 610 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  
**Neir Gigi**  
 020 7483 8334  
[neir.gigi@knightfrank.com](mailto:neir.gigi@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.

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