



Hamilton Terrace, St John's Wood, London **NW8**

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This beautifully presented two bedroom apartment is set on the top 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 shower room, a second bedroom, a family bathroom and a utility room. The property also benefits from access to the loft space which is ideal for extra storage and can be used as a study.



**Guide price:** £1,225,000

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

**Local authority:** City of Westminster

**Council tax band:** F

## Location

Hamilton Terrace is located on the west side of St. John's Wood, where one can find a number of world famous landmarks including the Abbey Road Studios (approximately 0.4 miles away) and the home of cricket, Lord's Cricket Ground (approximately 0.8 miles away). St John's Wood High Street is approximately 0.8 miles away and offers an array of boutique shops, restaurants and cafes.

St John's Wood Underground station (Jubilee Line) is approximately 0.6 miles walk and is a fast transport link to Bond Street (approximately 5 minutes), London Bridge (approximately 14 minutes) and Canary Wharf (approximately 20 minutes). The open green spaces of Regent's Park and Primrose Hill are also in close proximity.





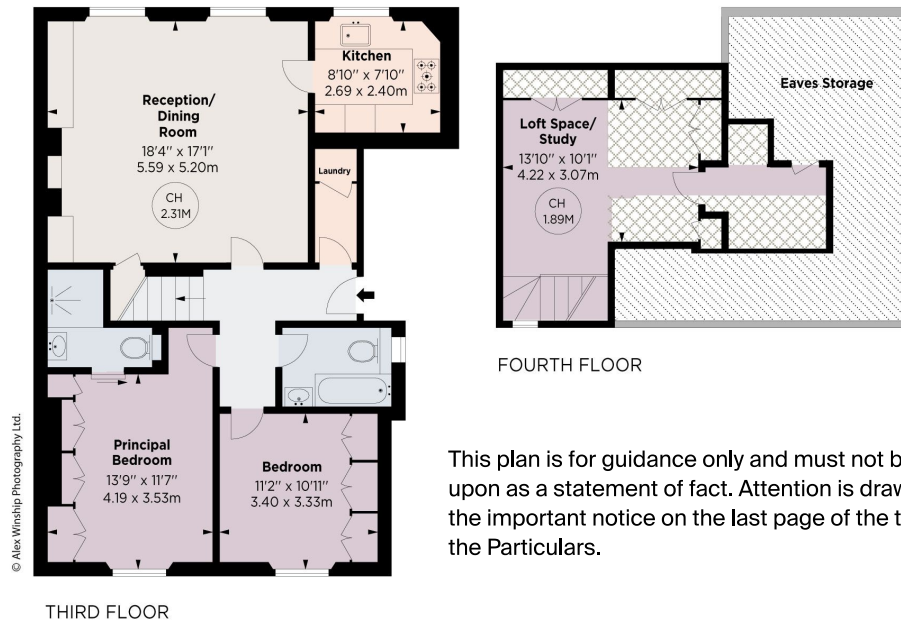
APPROX. GROSS INTERNAL AREA \*  
1199 Sq Ft - 111.39 Sq M  
(EXCLUDING EAVES STORAGE)

EAVES STORAGE  
265 Sq Ft - 24.62 Sq M

TOTAL  
1464 Sq Ft - 136.01 Sq M



Key :  
CH - Ceiling Height  
[Cross-hatched box] - Under 1.5m  
[Diagonal-hatched box] - Eaves Storage



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.

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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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