



Hamilton Terrace, London NW8



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An outstanding six bedroom family home (5,145 sq ft / 478.1 sq m) with a superb rear garden, gated off street parking and integral garage.

Arranged over four floors, this exceptional residence features six bedrooms, providing ample space for the whole family with significant scope for flexibility and redesign. The house provides expansive entertaining space with a drawing room, dining room and kitchen on the raised ground floor and a substantial reception room on the lower ground floor with direct access to the garden.



Guide price: £9,950,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H

The property also features a dedicated study, perfect for those seeking a private workspace or home office, and a large utility room, wine storage, pantry, and plant room.

The rear garden is very special and enchanting, extending to circa 139 ft with many large mature trees creating privacy and seclusion. The landscaping is laid out for outdoor dining and recreation space. The front garden is gated and provides off street parking for several cars and a large integral garage with direct access into the house.

Location description

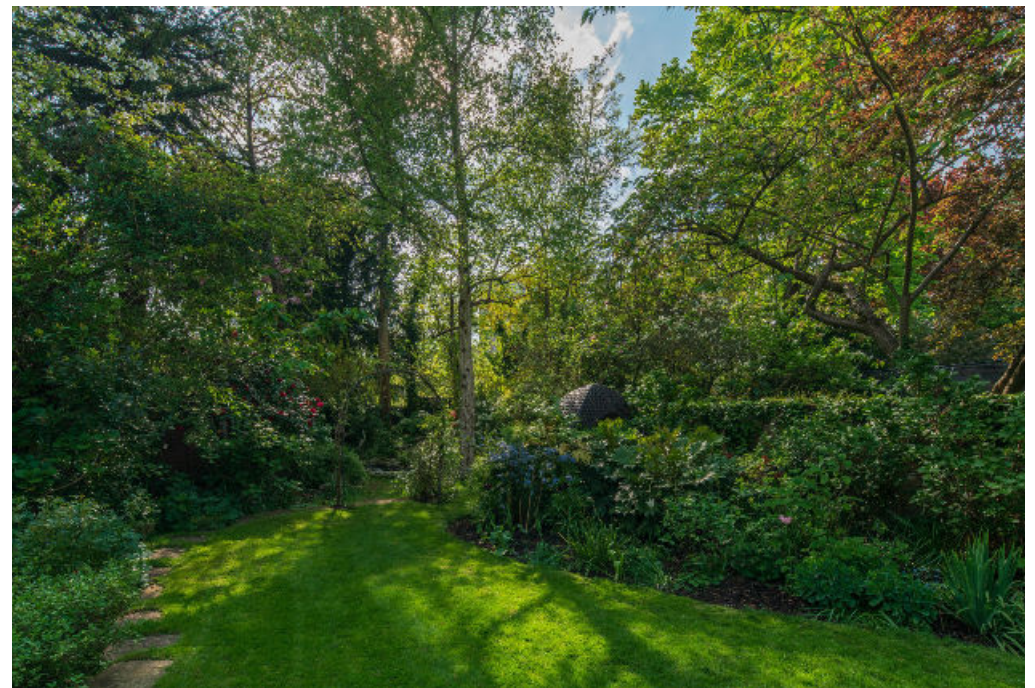
Hamilton Terrace is located on the West side of St. John's Wood, an area renowned as one of the most affluent parts of London, being characterised by prime residential properties, boutique shops and restaurants. Hamilton Terrace is one of the highest value roads in St. John's Wood.

The house is 450 metres to the southwest of St John's Wood Underground Station, which provides Jubilee line services to the West End, Bond Street (5 minutes), London Bridge (14 minutes), and Canary Wharf (20 minutes). Maida Vale Underground Station (Bakerloo line) is less than 500 metres away. The area is also served by a number of bus routes that run along Wellington Road (A41) and Maida Vale (A5). The excellent amenities of Marylebone, Mayfair and the West End are also easily accessible by road, tube or bus. All distances and times are approximate.



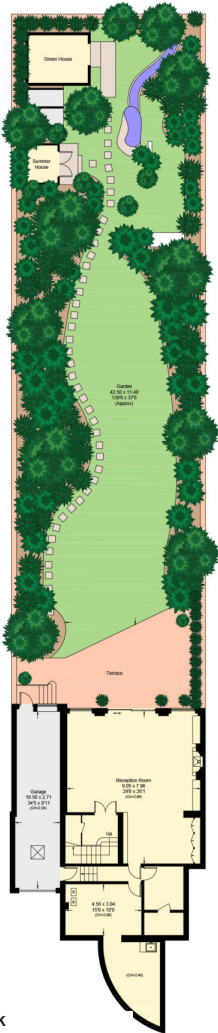












Garden Plot size = 0.12 Acres



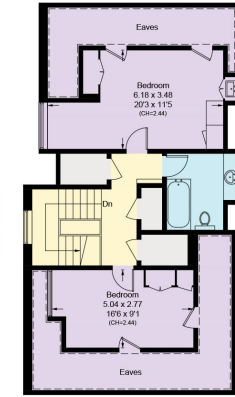
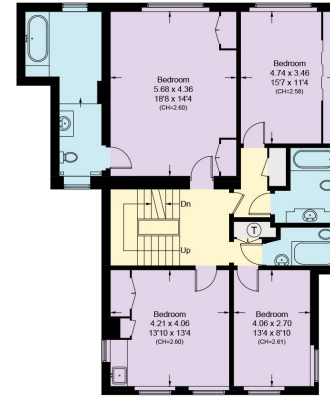
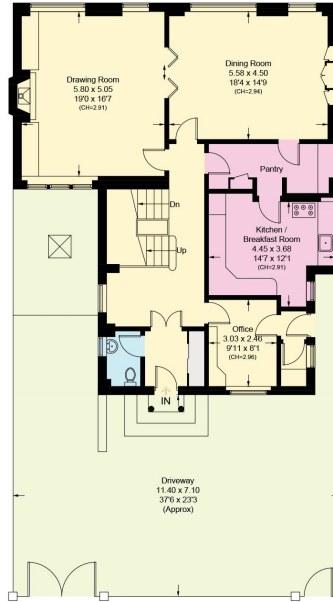
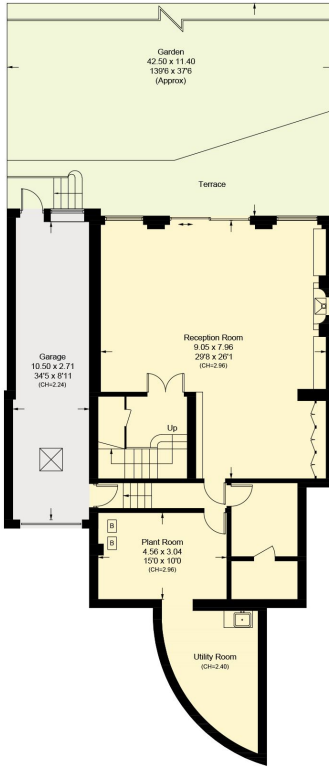
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Approximate Area = 478.1 sq m / 5145 sq ft (Including Garage)
Including Limited Use Area / Eaves (32.0 sq m / 344 sq ft)



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.

☐ Reduce head height below 1.5m



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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 December 2023. Photographs and videos dated December 2023.

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