



Hamilton Terrace, St John's Wood NW8



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An exquisite six bedroom family home (5,126 sq ft/476.3 sq m) with an outstanding rear garden, gated off street parking and garage.

This stunning Victorian house has been meticulously interior designed to create a luxurious home with its exceptional design and attention to detail. Spanning an impressive 5,126 square feet, this exceptional residence features five spacious bedrooms, providing ample space for the whole family. There is an additional staff bedroom, catering to the needs of a live-in staff member or offering flexibility for guest accommodations. The magnificent principal suite occupies the majority of the first floor, complete with a generous dressing room and a large, indulgent en suite bathroom. The property also features a dedicated study, perfect for those seeking a private workspace or home office.



Guide price: £11,900,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H

The house features expansive entertaining spaces for both formal and informal occasions, sets across two floors and direct access to a beautifully landscaped rear garden extending to circa 92ft.

The kitchen is fully fitted, complete with a breakfast room, together with a superb conservatory. The house offers parking for two cars, ensuring ease of access and peace of mind. Additionally, the garage has been thoughtfully converted into a gym, or alternative workspace.

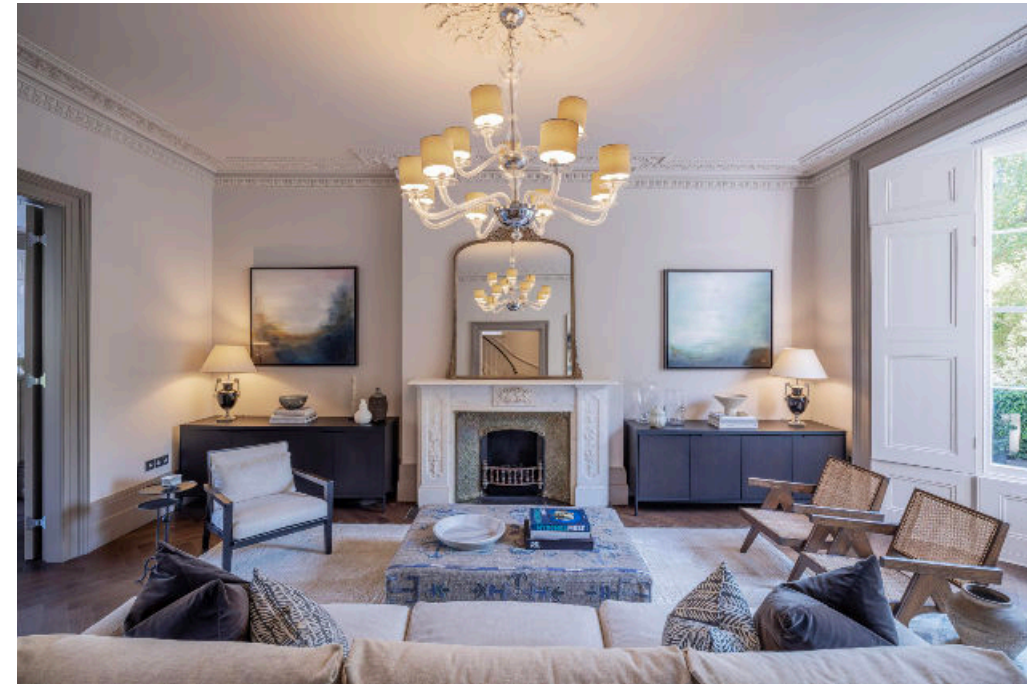
The houses also benefit from planning consent to extend (single storey) and remodel the lower ground floor.



Location

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 (five 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 or bus. All distances and times are approximate.









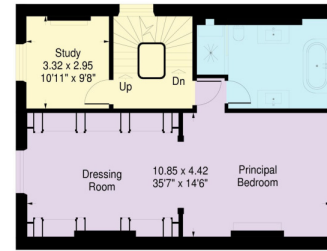


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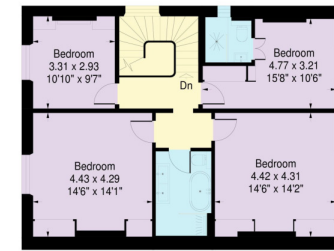
Approximate Gross Internal Area:
 Total (existing) - 476.3 sq.m / 5126 sq.ft.
 (Including Garage/Gym & Store Room
 50.1 sq.m. / 539 sq.ft.)
 (Total including proposed Lower Ground Floor:
 485.8 sq.m. / 5229 sq.ft.)



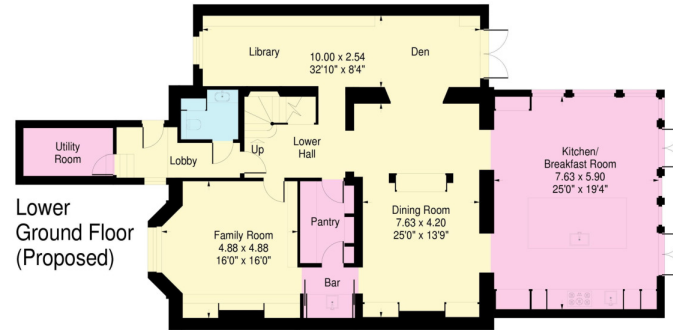
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



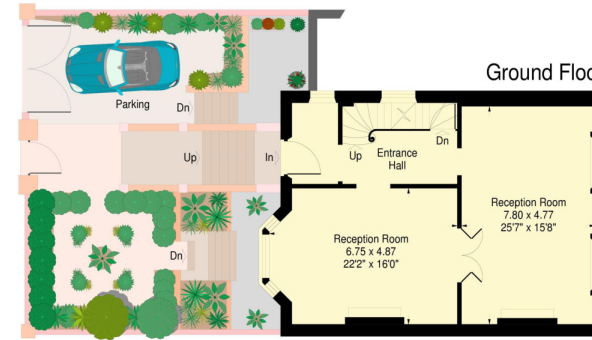
First Floor



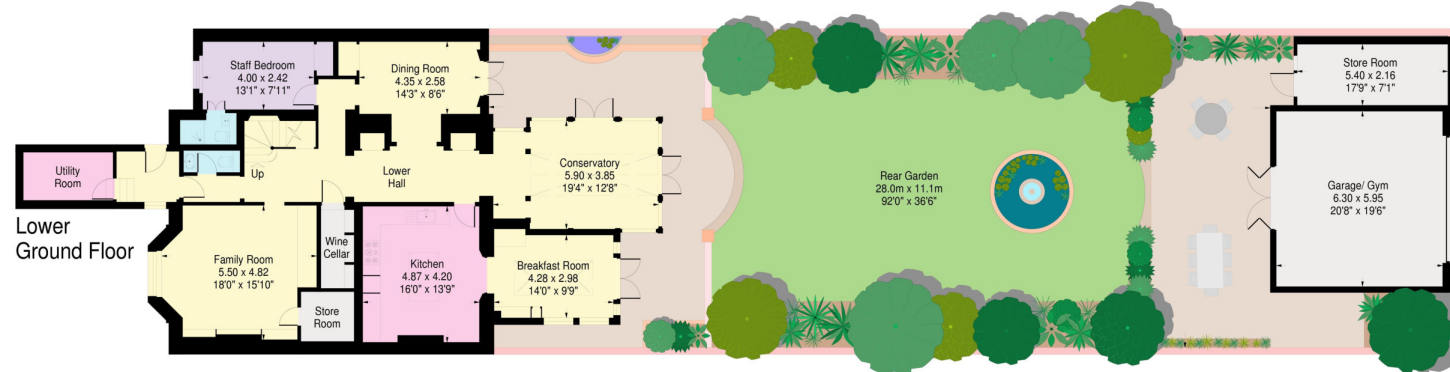
Second Floor



Lower Ground Floor (Proposed)



Ground Floor



Lower Ground Floor

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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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