



Hamilton Terrace, St John's Wood NW8



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

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An exceptional Grade II listed Georgian freehold house, built in c1830, with a superb garden and excellent mews house.

The house (approx. 4,061 sq ft / 377 sq m) is end of terrace, set across five floors and has been extensively refurbished. There is an entirely self-contained freehold mews house, offering flexible accommodation of circa 1,964 sq ft / 183 sq m, which is situated at the rear end of the garden with its own entrance on the cobbled mews of Hamilton Close, with two garages and four parking spaces.



**Guide price:** £10,750,000

**Tenure:** Freehold

**Local authority:** City of Westminster

**Council tax band:** H











Hamilton Terrace is a beautiful tree-lined avenue, home to some of London's most luxurious houses within close proximity (0.6 miles) to the attractive shops, boutiques, and restaurants of St John's Wood and Little Venice.



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Approximate Area

Hamilton Terrace = 377.4 sq m / 4061 sq ft

Hamilton Close = 182.5 sq m / 1964 sq ft

Total = 559.9 sq m / 6025 sq ft (Excluding Void)

Including Limited Use Area (4.7 sq m / 50 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.



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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 May 2024. Photographs and videos dated May 2024.

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