

Hamilton Terrace, St John's Wood NW8



Hamilton Terrace, St John's Wood NW8

A newly refurbished one bedroom flat on Hamilton Terrace, NW8.

This charming one bedroom apartment has been recently refurbished to an excellent standard. Set on the second floor, the flat is flooded with natural light, and has 3m height ceilings throughout. The walk-in shower room is fitted with Grohe bathroom appliances, marble tiles and underfloor heating. The bespoke kitchen is fitted with marble flooring and built in Siemens appliances. Buster & Punch bronze ironmongery is throughout the apartment, and the large bedroom contains excellent built in wardrobes.



Asking price: £995,000

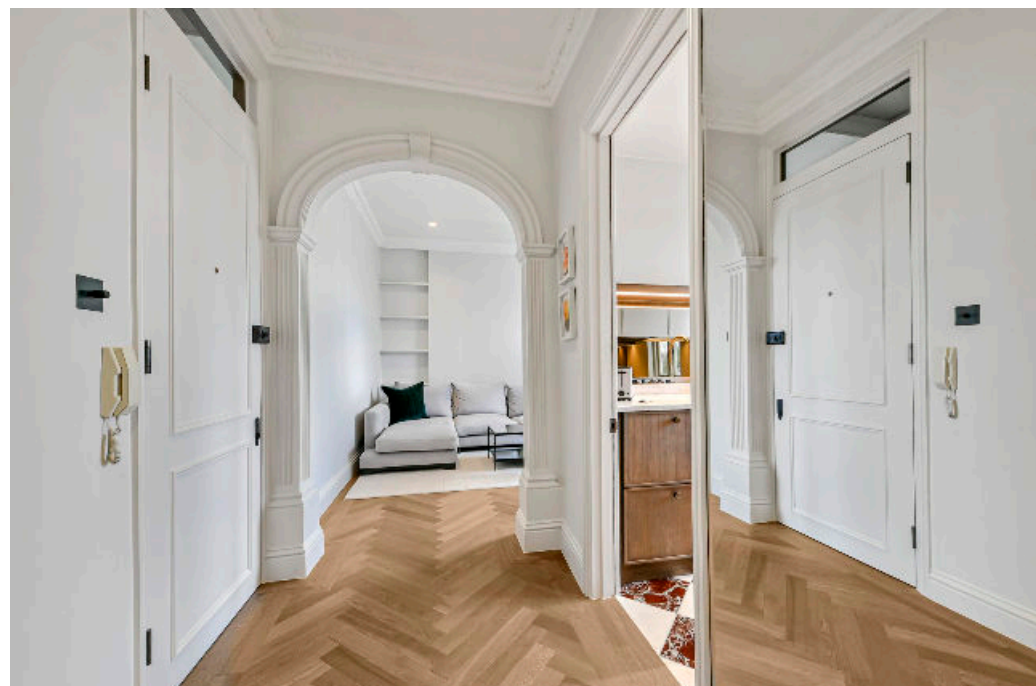
Tenure: Leasehold: approximately 113 years remaining

Service charge: £3,155 per annum (includes sinking fund), reviewed annually.*

Ground rent: A peppercorn

Local authority: City of Westminster

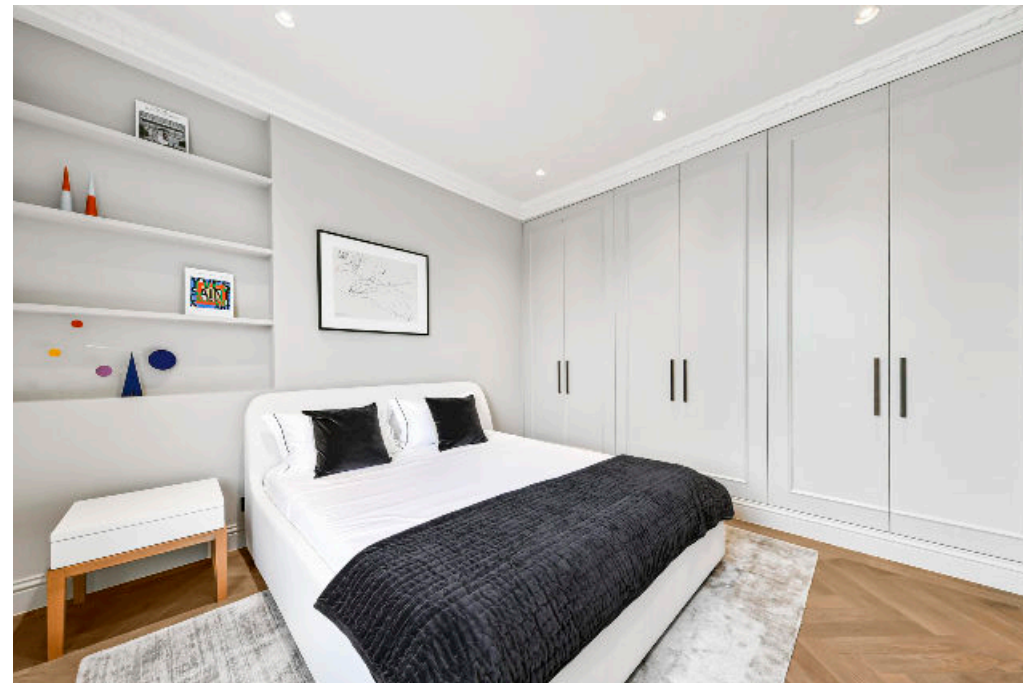
Council tax band: D



*Please note that we have been unable to confirm the next review date for the service charge. You should ensure that you or your advisors make your own inquiries.

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. It 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 nearby.







Hamilton Terrace, London, NW8

Approximate Gross Internal Floor Area = 49.7 sq m / 536 sq ft



Second Floor

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 Pl
London
NW8 7PB
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Tim Perks
+44 20 7871 5065
tim.perks@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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2024. Photographs and videos dated February 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.