HAMILTON GARDENS

St John's Wood NW8

A FOUR BEDROOM FAMILY HOME IN HAMILTON GARDENS, NW8.

With private front and rear gardens situated in an exclusive enclave.

			EPC
4	4	3	D

Local Authority: City of Westminster

Council Tax band: H

Tenure: Freehold

Asking Price: £3,950,000

HAMILTON GARDENS, ST JOHN'S WOOD NW8

The property comprises a principal bedroom with an en suite bathroom, three further bedrooms, three further bathrooms (two en suite), and a double reception room. The interior features rich wooden floors, large sunlit rooms, and a sleek staircase that adds a contemporary touch. The open-plan eat-in kitchen is a model of modern design, with sleek wooden cabinetry and expansive countertops.

The property benefits from both front and rear gardens, a balcony, air conditioning, Lutron Smart lighting, a dining room, a utility room, and a guest cloakroom.

LOCATION

St John's Wood is a well-established residential area with wonderful shops, restaurants and transport facilities providing easy access to central London. Local attractions include the Abbey Road Studios, made famous by the Beatles and Lord's Cricket Ground.

The American School on Loudoun Road is very popular, with many executives relocating to London with their families to enjoy the green spaces of Regent's Park and Primrose Hill.

*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.

Lower Ground Floor
Approximate Area = 58.8 sq m / 633 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)

Raised Ground Floor
Approximate Area = 58.5 sq m / 630 sq ft

First Floor
Approximate Area = 57.0 sq m / 613 sq ft

Second Floor
Approximate Area = 58.6 sq m / 631 sq ft

Third Floor
Approximate Area = 43.2 sq m / 465 sq ft
Including Limited Use Area (7.5 sq m / 81 sq ft)

(Including Limited Use Area 8.2 sq m / 88 sq ft / Eaves)
Approximate Gross Internal Area = 276.1 sq m / 2,972 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

Tim Perks

+44 2078715065

tim.perks@knightfrank.com

Knight Frank St John's Wood

5-7 Wellington Place

London NW8 7PB

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 March 2026. Photographs and videos dated March 2026. 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.

Knight
Frank