



HAMILTON TERRACE

St John's Wood NW8



A PROMINENTLY SITUATED, DOUBLE-FRONTED SIX BEDROOM

Lateral house circa 3,110 sq ft, on the highly sought-after Hamilton Terrace, NW8. The red-brick facade showcases timeless elegance, framed by manicured hedges and tall chimneys.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Freehold

Asking Price: £5,495,000



HAMILTON TERRACE, ST JOHN'S WOOD NW8

Inside, natural light floods expansive living areas, highlighting sleek marble floors and a sophisticated fireplace. The property offers fantastic open-plan living spaces on the ground floor and excellent family accommodation over the first and second floors. French doors lead to a sunlit dining room, ideal for gatherings.

The grand principal bedroom benefits from a walk-in wardrobe and an en suite bathroom. There are five further bedrooms, three additional bathrooms, and a guest WC. Benefits include wood floors in most rooms, a home office, a utility room, air conditioning and excellent storage.

Outside, enjoy a garden where sleek stonework meets greenery. This property combines luxury and comfort, making it perfect for creating cherished memories.











LOCATION

Hamilton Terrace is widely regarded as one of the area's most prestigious addresses, characterised by its elegant period architecture and tree-lined setting.

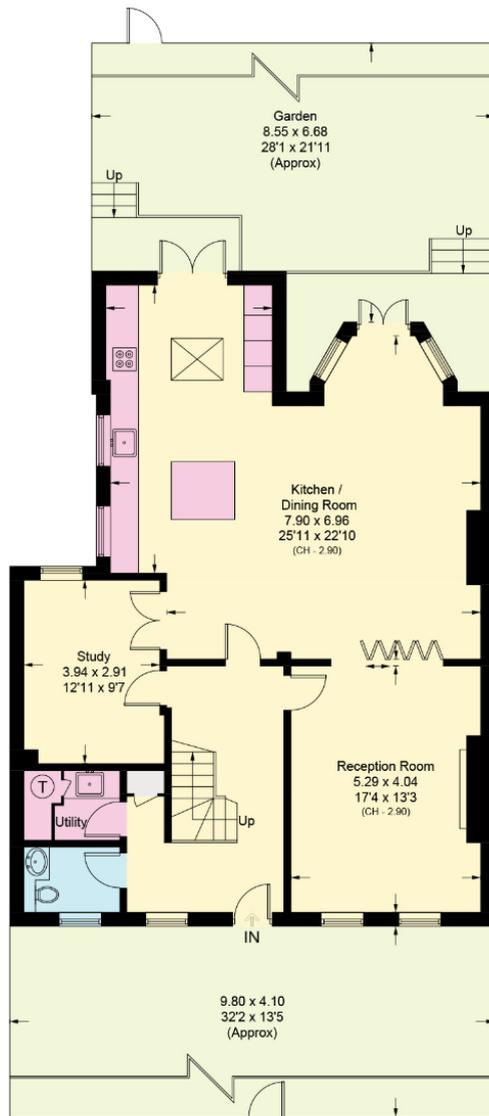
St John's Wood is a well-established residential area with wonderful shops, restaurants and transport facilities providing easy access to central London. Local attractions include Abbey Road Studios, made famous by the Beatles, and Lord's Cricket Ground.

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.

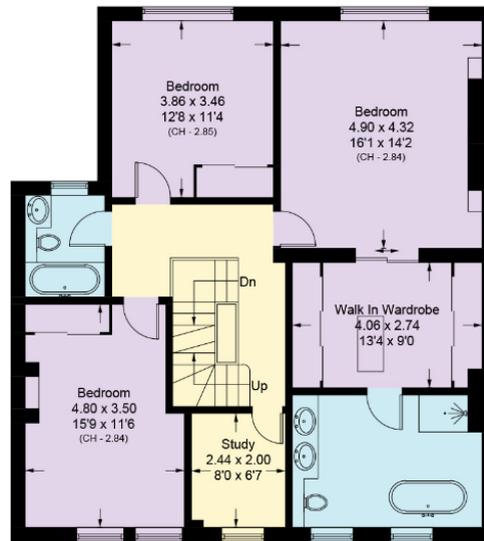
*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.



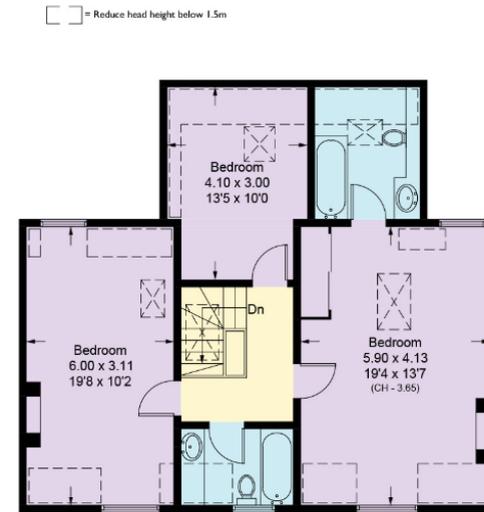




Ground Floor
 Approximate Area = 113.2 sq m / 1218 sq ft
 Including Limited Use Area (1.0 sq m / 11 sq ft)



First Floor
 Approximate Area = 100.2 sq m / 1078 sq ft
 Including Limited Use Area (0.9 sq m / 10 sq ft)



Second Floor
 Approximate Area = 75.6 sq m / 814 sq ft
 Including Limited Use Area (12.0 sq m / 129 sq ft)



(Including Limited Use Area 13.9 sq m / 150 sq ft)
 Approximate Gross Internal Area = 289 sq m / 3,110 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)



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