

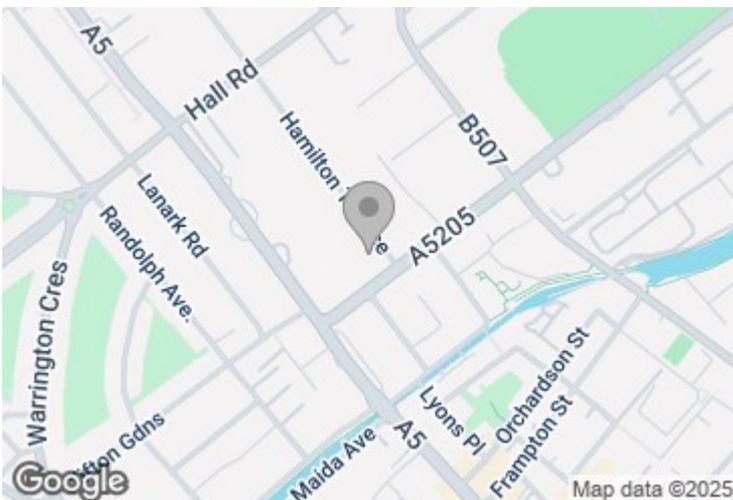
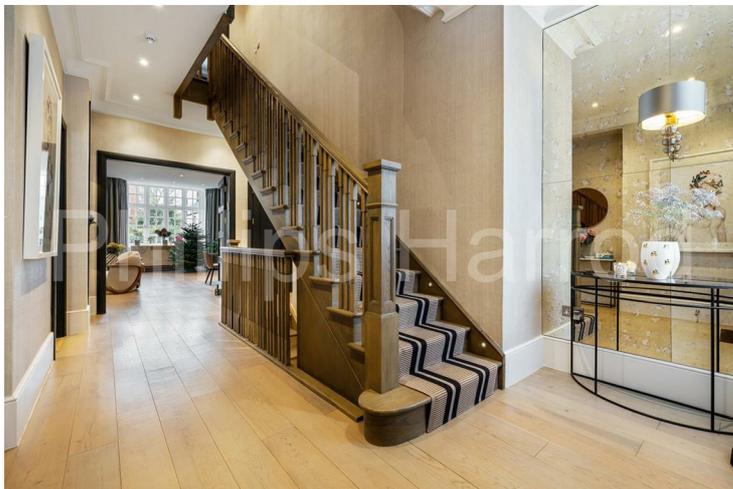


### 3 Hamilton Terrace St John's Wood NW8 9RE

**£6,500 per week (+ admin fees)**

This exquisite family home has been completely rebuilt behind the original facade to the absolute highest specification on the west side of this prestigious tree lined boulevard. The property has been interior designed to offer a glamorous, contemporary space, ideal for lateral entertaining and stylish family living. Accommodation includes five bedrooms, five ensuite bathrooms, three receptions rooms, study, large open plan kitchen/dining area and guest WC. There is a driveway with parking for one car, south west facing rear garden, air conditioning in all rooms, music system throughout the house, underfloor zoned heating on the ground and lower ground floors, gas fire place, cloud smart CCTV & alarm, video & audio door entry system, newly double glazed doors and windows, fibre optic broadband and two boilers.

Hamilton Terrace is conveniently located for the shops and cafés of both St John's Wood High Street and Maida Vale. With excellent transport links including St John's Wood Underground Station (Bakerloo and Jubilee Line) and Maida Vale Underground Station (Bakerloo Line) which provides easy access to the West End, City and Canary Wharf.



**Hamilton Terrace, NW8**

Approximate Gross Internal Area = 3959 sq ft / 367.8 sq m  
(Including Eaves Storage / Excluding Void)



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
A	Very Low	A	Very Low
B	Low	B	Low
C	Medium	C	Medium
D	High	D	High
E	Very High	E	Very High
F	Very High	F	Very High
G	Very High	G	Very High