

**122 Hamilton Terrace, London
NW8 9UT
Guide price £3,999,999 Freehold**

A newly built Stucco fronted house comprising of 2390 square feet (222 sq mtrs) and benefitting from a 92ft private garden. Arranged over four floors, behind the stylish facade the property boasts an impeccably designed kitchen offering spacious dining and living rooms, four bedrooms (two en-suite) and a self contained garden room. Further benefits include off-street parking for two cars behind electric gates. Hamilton Terrace is a premier road located in St John's Wood and is within walking distance to St John's Wood High Street and Underground Station (Jubilee Line) as well as the shops and amenities of Clifton Road in Little Venice. The American School in London is a short walk away.



Hamilton Terrace, NW8

Gross internal area (approx.)

222 sqm, (2,390 sqft) including garden room

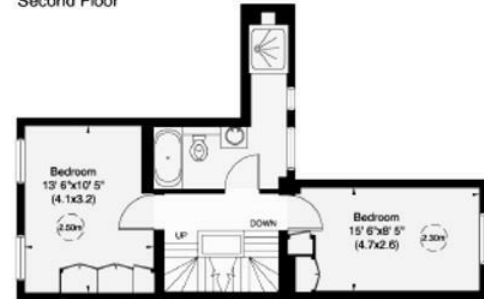
195 sqm, (2,099 sqft) excluding garden room

For identification only, Not to Scale



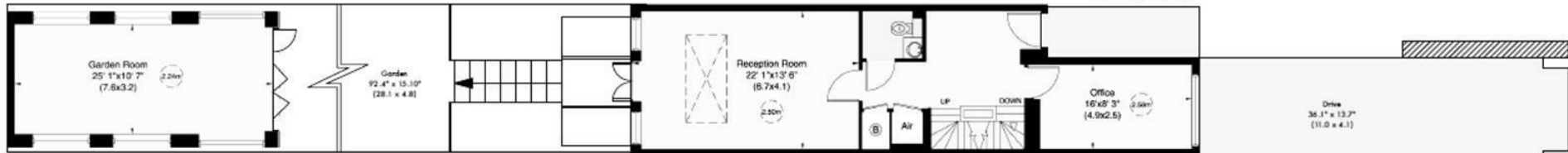
Second Floor

34.5 sqm, 371 sqft



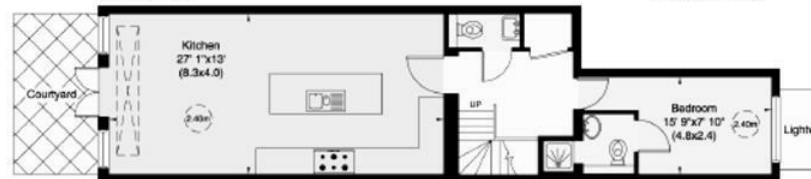
First Floor

41.5 sqm, 447 sqft



Ground Floor

61 sqm, 657 sqft



Lower Ground Floor

58 sqm, 624 sqft

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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