



A part stucco link-detached villa situated on the prestigious west side of Hamilton Terrace, one of St John's Wood's finest roads. The property boasts spacious living accommodation throughout, and upon entering the house, you are greeted by a bright double reception room overlooking a 150 ft west facing garden. There is a unique spiral staircase which leads down to the open-plan kitchen breakfast room, a true highlight of the home, ideal for family living or entertaining guests. Accommodation comprises 3,788 sq. ft (351.9 sq. m) and is found in very good condition throughout. Further accommodation includes a principal bedroom suite with a dressing room and en-suite bathroom, a further four bedrooms and a further three bathrooms, study, utility room, a separate office /playroom, and garden store. Hamilton Terrace is located within half a mile of the local shops and restaurants of Elgin Avenue, Maida Vale Underground Station (Bakerloo Line), Clifton Road, and Little Venice, whilst the ASL (American School in London), St John's Wood Underground Station (Jubilee Line) and St John's Wood High Street are also all only 0.6 miles away. Council Tax Band H.

**1 41 Hamilton Terrace, London
NW8 9QS**
Asking price £5,950,000 Freehold

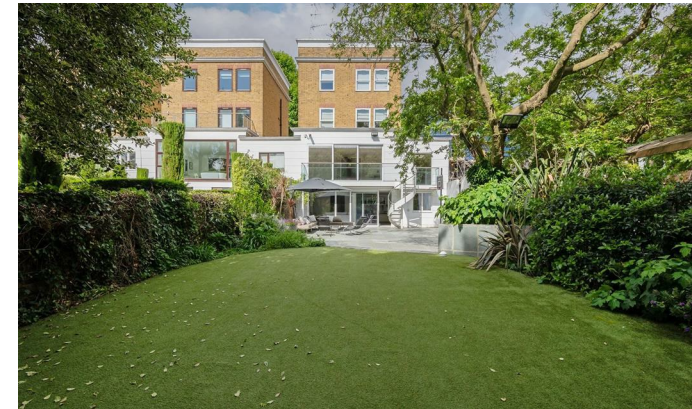
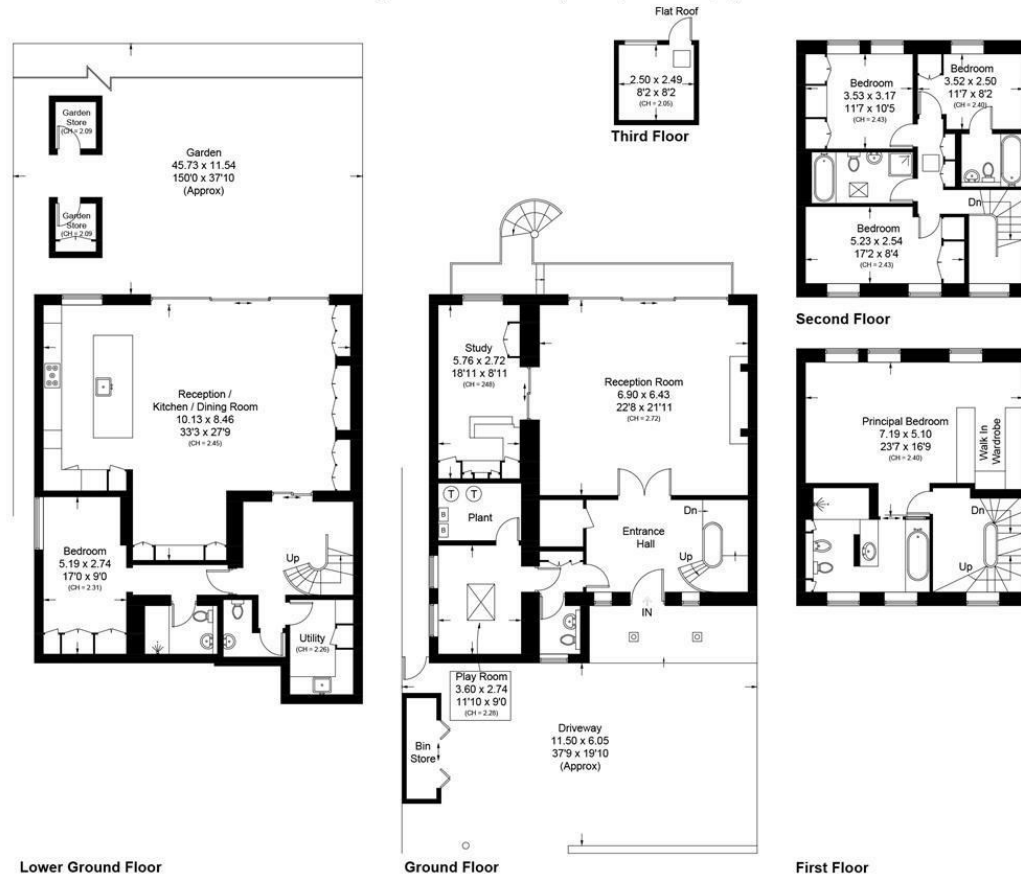
IAN GREEN

RESIDENTIAL



Hamilton Terrace, NW8

Approximate Area = 347.7 sq m / 3743 sq ft
 Garden Stores = 4.2 sq m / 45 sq ft
 Total = 351.9 sq m / 3788 sq ft
 Including Limited Use Area (2.0 sq m / 21 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
 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.

MISREPRESENTATION ACT 1967 Ian Green Residential for themselves and for the vendors and lessors of the above property(ies), whose agents they are, give notice that:- (1) These particulars are intended only as a guide to prospective purchasers or lessors to enable them to decide whether to make further enquiries with a view to taking up negotiations. They do not constitute, nor constitute any part of an offer or contract. (2) All statements contained on these particulars as to this (these) property (ies) are made without responsibility on the part of Ian Green Residential or the vendors or the lessors. (3) None of the statements contained in these particulars as to this (these) property (ies) are to be relied upon as statements or representations of fact, nor should they be relied upon for any purpose whatever. Accordingly, neither their accuracy nor the continued availability of the property (ies) is in any way guaranteed and they are furnished on the express understanding that neither Ian Green Residential nor the vendor or lessor are to be or become under any liability or claim in respect of their contents. (4) The vendor or lessor does not hereby make or give nor do Ian Green Residential have any authority to make or give any representation or warranty whatsoever as regards to the property (ies) or otherwise. (5) Any intended purchaser or tenants must satisfy themselves by inspection or otherwise as to the correctness or each of the statements contained in these particulars. (6) In the event of the agents supplying any further information or expressing any opinion to a prospective purchaser or lessor whether oral or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.

28 De Walden House, Allitsen Road, London, NW8 7BA

Tel: +44 (0)207 586 1000

ian@iangreenresidential.com

www.iangreenresidential.com

IAN GREEN

RESIDENTIAL

