

HAMILTON TERRACE, LONDON NW8 9QX



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This newly decorated two-bedroom, two-bathroom apartment is situated on the third floor of an impressive period building on the highly sought-after Hamilton Terrace, a tree-lined avenue in the heart of St John's Wood.

The apartment offers spacious living, with a large west-facing reception room featuring French doors that lead to a private balcony, offering panoramic, far-reaching views. Additionally, there is a 15ft kitchen/diner, perfect for both cooking and entertaining. The principal bedroom is generously sized, complete with fitted wardrobes and an en-suite bathroom. The second bedroom also benefits from fitted wardrobes and is served by a modern second bathroom. Key features include wooden floors, an entryphone system, and easy access to local amenities.

The location is conveniently close to both St John's Wood and Maida Vale underground stations, offering access to the Jubilee and Bakerloo lines, making commuting easy. The surrounding area offers a variety of shopping options

- RECENTLY DECORATED THROUGHOUT • LARGE KITCHEN/DINER • SEPERATE RECEPTION ROOM • TWO FULL BATHROOMS (ONE EN-SUITE) • WEST FACING BALCONY • WOODEN FLOORS

EPC Rating: D Council Tax Band: G

£1,038 PER WEEK

UNFURNISHED

TENANTS FEES: As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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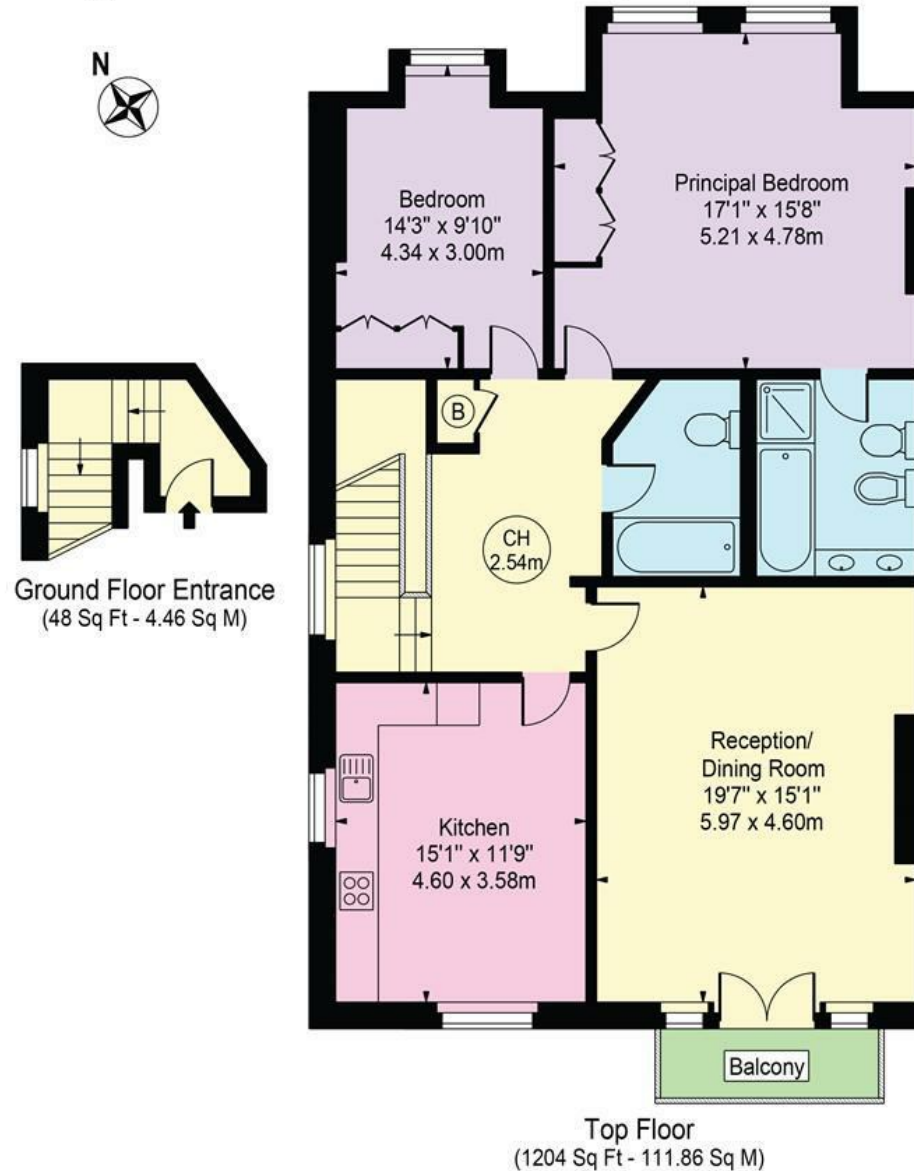






Hamilton Terrace

Approx. Gross Internal Area 1252 Sq Ft - 116.31 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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