

18, HAMILTON TERRACE, LONDON NW8 9UG



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SHORT LET

A wonderful family home situated on one of St John's Woods most sought after roads. This modern house is offered in excellent decorative order and comprises three reception rooms, a large fully fitted integrated kitchen/breakfast room, five bedrooms, one ensuite bathroom and two separate family bathrooms. The house also benefits from a large mature manicured garden.

Hamilton Terrace is just a short walk away from Regents Park and both Maida Vale (Bakerloo Line) and St John's Wood (Jubilee Line) Stations.

- THREE RECEPTION ROOMS • FIVE BEDROOMS • THREE BATHROOMS • LARGE MANICURED MATURE GARDEN • CLOSE TO REGENTS PARK • CLOSE TO JUBILEE LINE AND BAKERLOO LINE STATIONS

EPC Rating: D Council Tax Band: H

£4,500 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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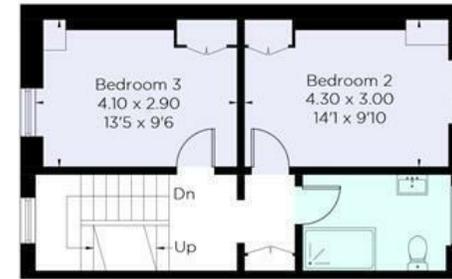




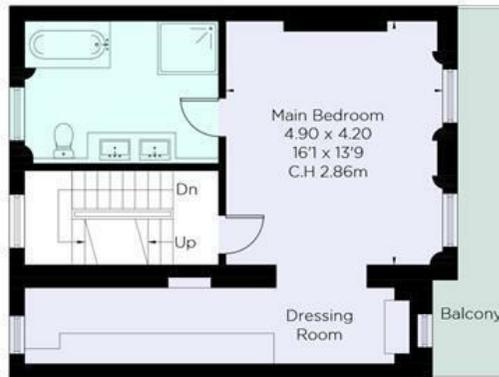




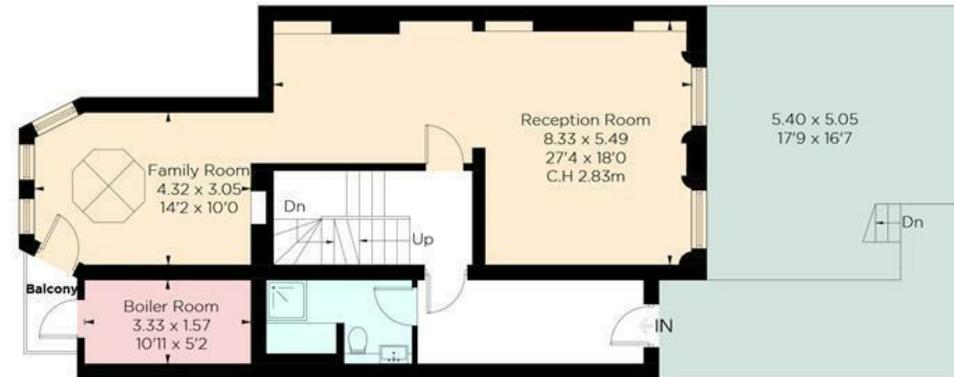
Third Floor



Second Floor



First Floor



Ground Floor

 = Reduced head height below 1.5m



Lower Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #90631