



## Hamilton Gardens, St Johns Wood, NW8 £2,750,000 Subject to contract

First time on the market for nearly 60 years, this mid-terrace five bedroom Freehold Victorian house (1890 Sq Ft / 175 sq m), situated on the more desirable West side of this extremely sought-after enclave of St John's Wood. The house requires modernisation and provides a rare opportunity to create a magnificent family home. There is further potential to increase the size of the property by incorporating the basement and adding an additional floor (subject to the usual consents). The accommodation comprises, a reception room with bay window, dining room, principal bedroom, four further bedrooms, family bathroom, shower room, utility room, a separate eat-in kitchen with direct access to a South West facing sun terrace and 46 ft rear garden. Hamilton Gardens is discreetly located, just off the famous Abbey Road, close the Violet Hill children's play area, approximately half a mile from The American School London, St John's Wood High Street and St John's Wood Underground Station (Jubilee Line).



**Hamilton Gardens,  
St Johns Wood, NW8 9PU**



Lower Ground Floor

Ground Floor

First Floor

Second Floor

Approx Gross Internal Area **1890 Sq Ft - 175.58 Sq M**

Approx. Floor Area Including Restricted Heights **2320 Sq Ft - 215.53 Sq M**

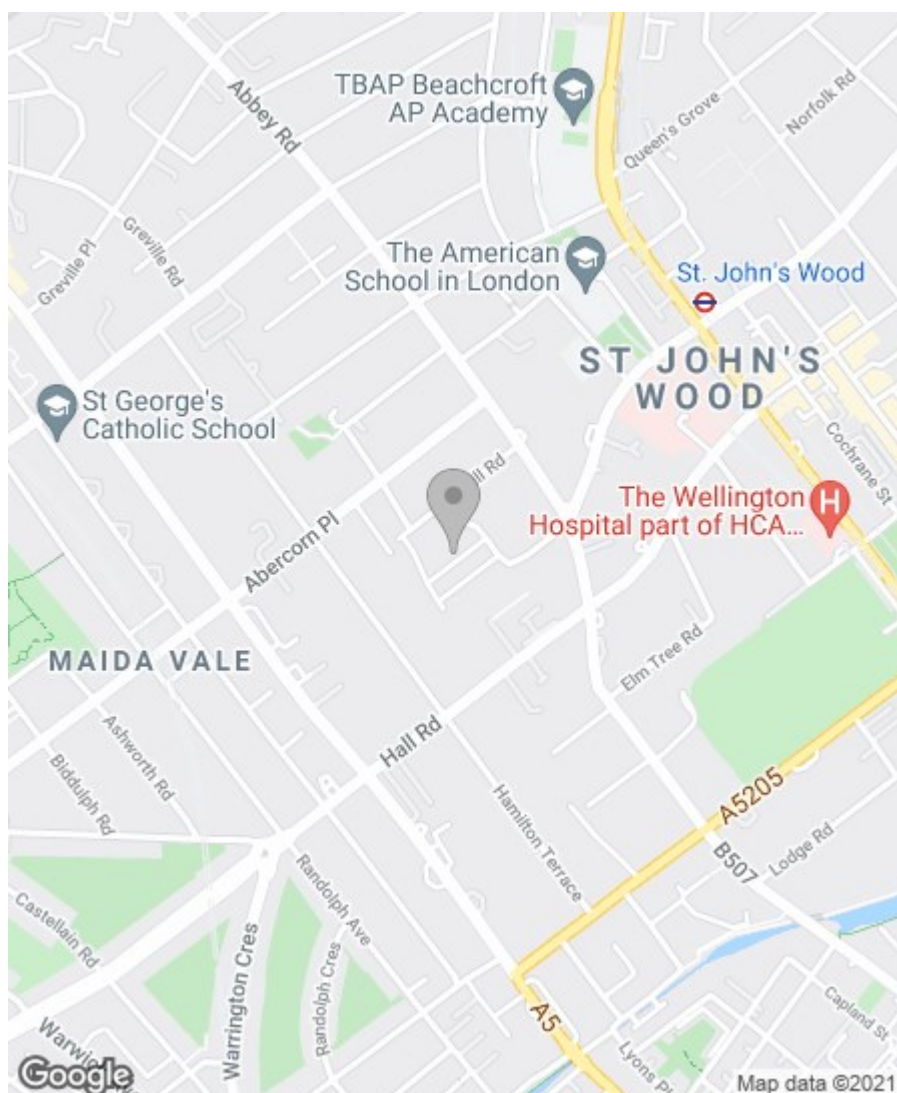
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## Property Overview

Location	St Johns Wood, NW8
Price	Asking Price £2,750,000
Bedrooms	5
Bathrooms	2
Receptions	2
Tenure	Freehold
Council	Westminster
Tax Band	H
Current Ground Rent	N/A
Service Charge	N/A
Term	Freehold

## Key Features

- Reception Room
- Fitted Eat In Kitchen
- Dining Room
- Terrace
- Principal Bedroom
- 4 Further Bedrooms
- Family Bathroom
- Shower Room
- Garden
- Close to Transport Links



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

