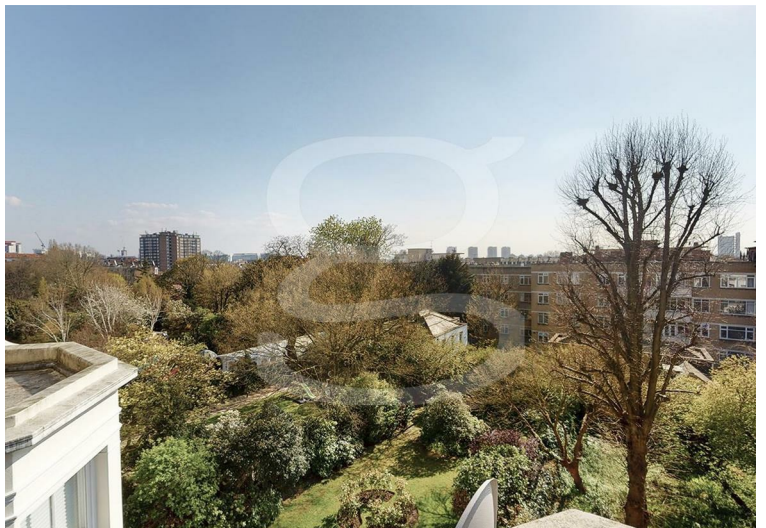
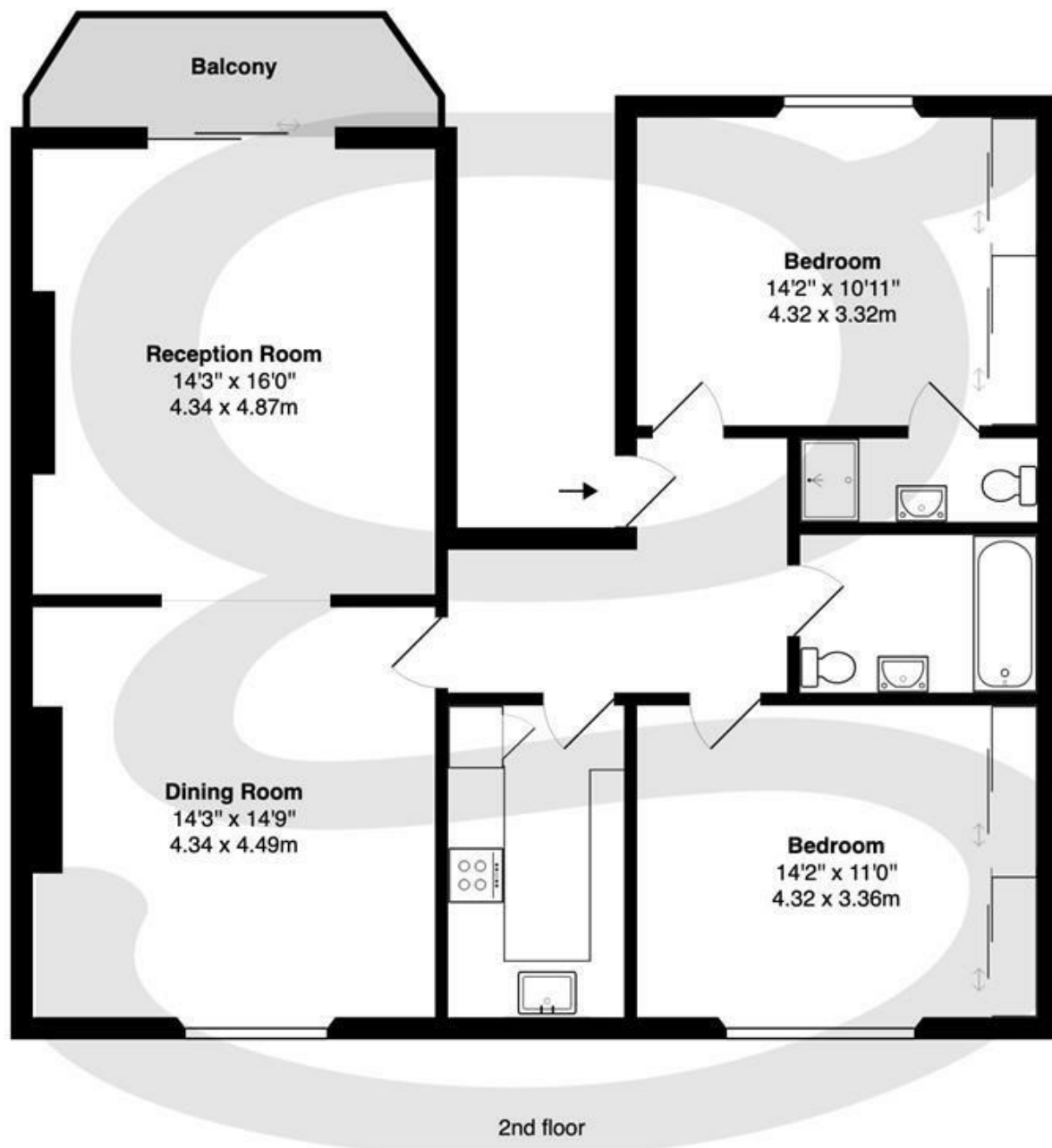




## Hamilton Terrace, St Johns Wood, NW8 £1,300,000 Subject to contract

Arranged on the second floor of a detached stucco fronted house, on the prestigious Hamilton Terrace, we are delighted to offer this impeccably designed apartment of circa 1006 sq ft ( 93.5 sq m ). The 30.9 ft reception room and dining room open to provide natural light from front and rear aspects, solid wooden floors and a private south west facing balcony to the rear. Further offering a modern Corian top kitchen, principal bedroom with en-suite shower room, further double bedroom and a family bathroom. Hamilton Terrace is one of North West London's most sought after locations, and a celebrated London address. The apartment is wonderfully positioned for the shopping facilities, cafes and restaurants of both St Johns Wood and Little Venice, the train stations of St Johns Wood (Jubilee line) and Maida Vale (Bakerloo line) and the superb open spaces of Regents Park, 0.9 miles, Hyde Park, 1.8 miles, and Kensington Gardens, 1.8 miles.





Hamilton Terrace St Johns Wood NW8

Total Area: 1006 ft<sup>2</sup> ... 93.5 m<sup>2</sup> (excluding balcony)

All measurements are approximate and for identification guideline purposes only, not to scale.  
Complain with the RICS code of measuring practice

## Property Overview

|                     |                                      |
|---------------------|--------------------------------------|
| Location            | St Johns Wood, NW8                   |
| Price               | Asking Price £1,300,000              |
| Bedrooms            | 2                                    |
| Bathrooms           | 2                                    |
| Receptions          | 2                                    |
| Tenure              | Leasehold                            |
| Council             | Westminster                          |
| Tax Band            | G                                    |
| Current Ground Rent | TBC                                  |
| Service Charge      | Approx £6,660 per annum              |
| Term                | Leasehold - 17/10/2012 to 21/03/2136 |

## Key Features

- Reception Room
- Dining Room
- Separate Fully Fitted Kitchen
- 2 Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Wooden Floors
- Private Balcony
- 1006 sq ft / 93.5 sq m
- 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>                            | 69      | 80        |
| (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 |         |           |

England & Wales

EU Directive  
2002/91/EC



**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).

