



**A TWO BEDROOM APARTMENT SITUATED ON THIS PRESTIGIOUS TREE LINED ROAD
IN ST. JOHN'S WOOD**

HAMILTON TERRACE, ST. JOHN'S WOOD, LONDON, NW8

Guide Price £1,100,000 - Leasehold

savills

- Lateral apartment
- 21 ft reception room
- Fully fitted kitchen/dining room
- Two bedrooms • Top Floor

2 Bedrooms • 2 Bathrooms • Reception Room

Description

This two bedroom apartment provides bright and spacious accommodation and is set on the second floor of a converted period house. The apartment offers a 21 ft reception room, a fully fitted kitchen and dining area. Both bedrooms are double sized and serviced by a bathroom and a separate shower room.

Location

Hamilton Terrace is a grand tree-lined street and considered one of the prime addresses in St Johns Wood. The property is located 0.5 of a mile from both St John's Wood (Jubilee line) and Maida Vale (Bakerloo line) tube stations.

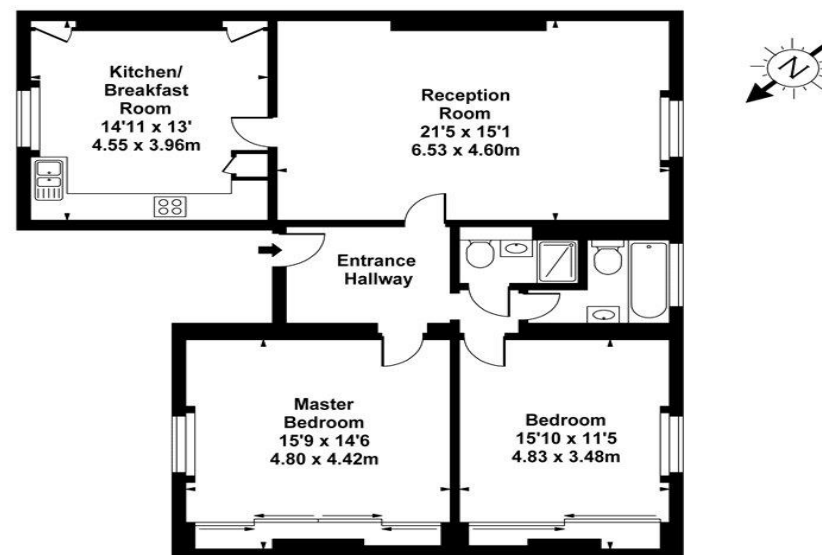
Viewing

Strictly by appointment with Savills.





Hamilton Terrace, NW8



Second Floor

Approx Gross Internal Area **1125 Sq Ft - 104.65 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.18052

This floor plan should be used as a general outline for guidance only. 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.



St. John's Wood & Regents Park

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC