



AN IMPRESSIVE 5 BEDROOM GRADE II LISTED GEORGIAN HOUSE

HAMILTON TERRACE
ST JOHN 'S WOOD, LONDON, NW8

Guide Price £4,650,000 - Freehold

savills

Double Reception Room • Kitchen • Family Room
• 5 Bedrooms (all en suite) • Guest Cloakroom
• Study • Front and Rear Gardens
• 260.4 sq m (2,803 sq ft)

Situation

Hamilton Terrace is a grand tree lined street and considered one of the prime addresses in St John's Wood. It's also within easy walking distance of the 'village' shops of Little Venice at Clifton Road and close to the transport links of Maida Vale and St John's Wood tube stations.

Description

A 5 bedroom Grade II Listed Georgian house arranged over 5 floors and presented in excellent decorative condition. This wonderful family home features well proportioned reception rooms and a stunning 85 ft garden. Hamilton Terrace is a beautiful tree lined street, home to some of London's most luxurious houses.

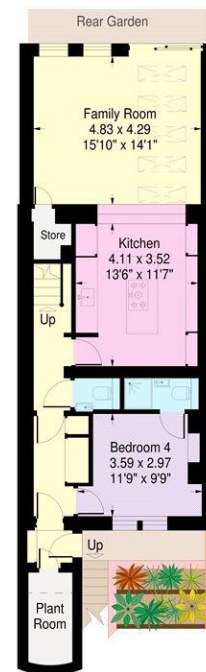
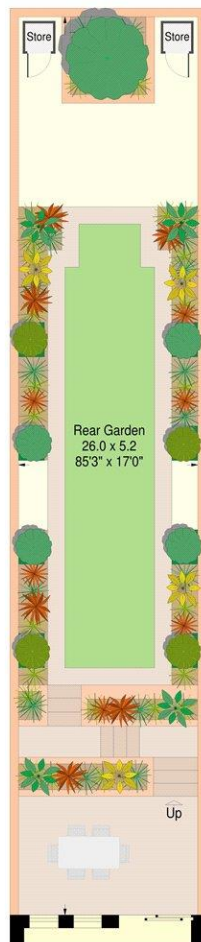
Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

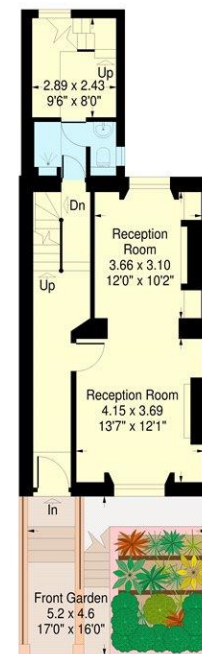




Garden Level

Hamilton Terrace, St John's Wood NW8

Approximate Gross Internal Area:
260.4 sq.m. / 2803 sq.ft.
(including reduced height area,
below 1.5m - denoted with dashed line)
Reduced height area - 12.6 sq.m. / 136 sq.ft.



Ground Floor



First Floor



Third Floor




Second Floor

APPROX. SCALE
0 1 2 3 4 5 10Ft
0 1 2 3M

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All measurements and figures are taken
in accordance with RICS guidelines.
This plan is for guidance only and must
not be relied upon as a statement of fact.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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