



A unique opportunity to acquire a Grade II listed semi-detached house
benefitting from a separate mews house

Hamilton Terrace, St John's Wood, NW8

£6,650,000 Freehold

savills

- Swimming pool • Grade II Listed • Large rear garden
- Elegant volumes • Mews House with Garage

About this property

This charming Grade II listed semi-detached house also includes a separate mews house to the rear. The property requires updating throughout but offers excellent lateral living with large windows and high ceilings. This characterful property provides elegant entertaining rooms and a grand principal suite. Further benefits include a swimming pool, an East facing garden and parking for one car on the quiet and picturesque mews.

Local Information

Hamilton Terrace is located on the West side of St. John's Wood, where one can find a number of world famous landmarks including the Abbey Road Studios (approximately 0.4 miles walk) and the home of cricket, the Lord's Cricket Ground, which can be found approximately 0.3 miles walk to the South East. St. John's Wood High Street is approximately 0.7 miles to the North East, and offers an array of boutique shops, restaurants and cafés. St John's Wood Underground station (Jubilee Line) is approximately 0.6 miles walk and acts a fast transport link to Bond Street (approximately 5 minutes), London Bridge (approximately 14 minutes), and Canary Wharf (approximately 20 minutes).

Conveniently located, Regent's Park (approximately 0.8 miles) and Primrose Hill (approximately 1.2 miles) offer an array of amenities including sports facilities and an open air theatre. The excellent amenities of Marylebone, Mayfair and the West End are also easily accessible by road, tube or bus.

Tenure

Freehold

Local Authority

City Of Westminster

Energy Performance

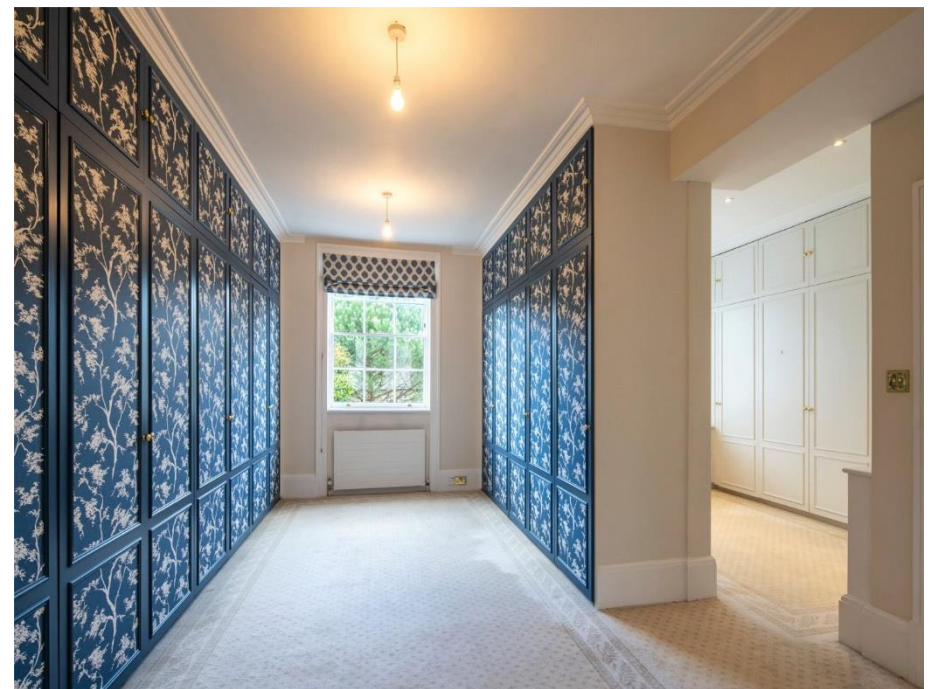
EPC Exempt (Listed Building)

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regents Park Office.

Telephone: +44 (0) 20 3043 3600







Hamilton Terrace NW8

Gross Internal Area 3,202 sq ft, (297.5 m²)

Mews and Garage – 638 sq.ft. (59.3 m²)

Total - 3,840 sq.ft. (357 m²)



savills

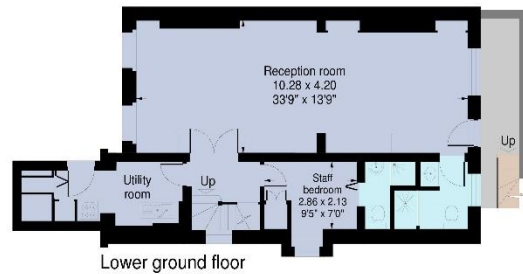
savills.co.uk

Zach Madison

St. John's Wood & Regents Park

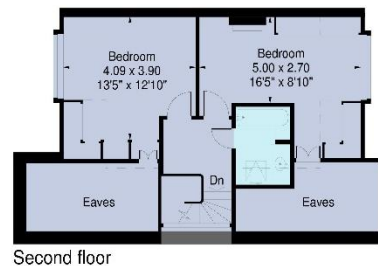
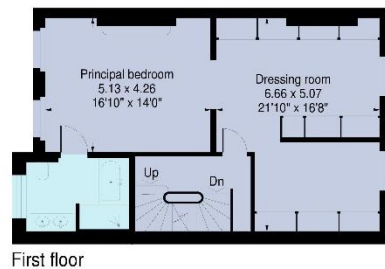
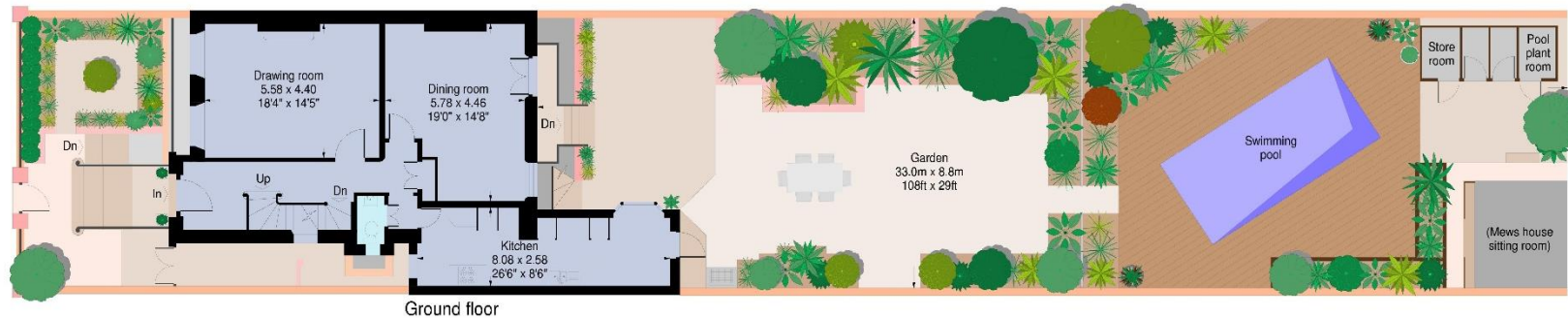
+44 (0) 20 3043 3600

zmadison@savills.com

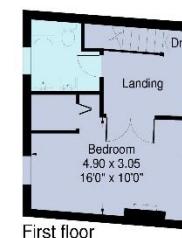
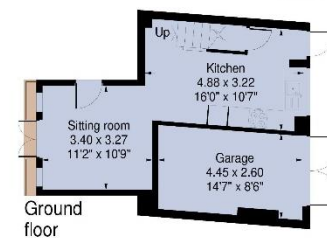


Hamilton Terrace, St John's Wood NW8

Gross internal area (approx):
House - 297.5 sq.m. (3202 sq.ft.)
Including reduced height area - 24.6 sq.m. (265 sq.ft.)
Mews - 59.3 sq.m. (638 sq.ft.) Including garage
For identification purposes only. Not to scale.
Plan UK



Mews House



Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20201104BNVA

