

HAMILTON GARDENS

ST JOHN'S WOOD, NW8

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An immaculately presented, five-bedroom Victorian house (192.86 sq m/ 2076 sq ft) having undergone a complete programme of redevelopment and now offering a striking contemporary interior for modern day living. The house, which was architecturally designed by Threefold Architects, boasts a wonderful open plan living kitchen space on the ground floor with Dinesen oak flooring and concertina doors opening to a south facing patio garden.

Hamilton Gardens is discreetly located approximately half a mile from The American School London in London, St John's Wood High Street and St John's Wood Underground Station (Jubilee Line).









Hamilton Gardens, St John's Wood, NW8







ACCOMODATION

- Entrance Hallway
- Open Plan Kitchen/Reception Room
- Family Room/TV Room
- Principal Bedroom with En-Suite Bathroom
- Bedroom Two with En-Suite Bathroom,
- Study/Bedroom Three with En-Suite Shower Room
- Two Further Bedrooms

AMENITIES

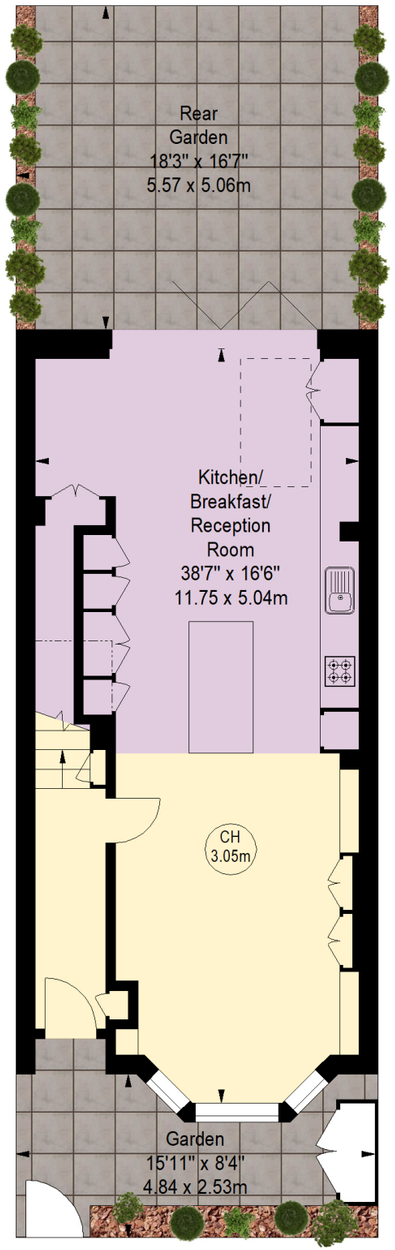
- South Facing Patio/ Garden
- Front Garden
- Dinesen Oak Flooring
- Residents Permit Parking



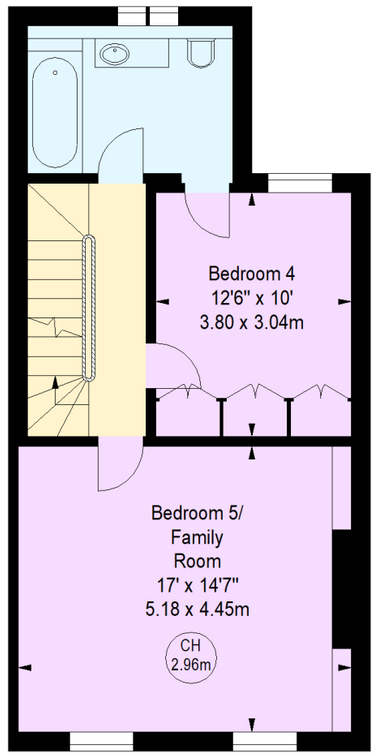
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Approximate gross internal area
2076 sq ft / 192.86 sq m
(Including Eaves Storage)
Eaves Storage
81 sq ft / 7.52 sq m

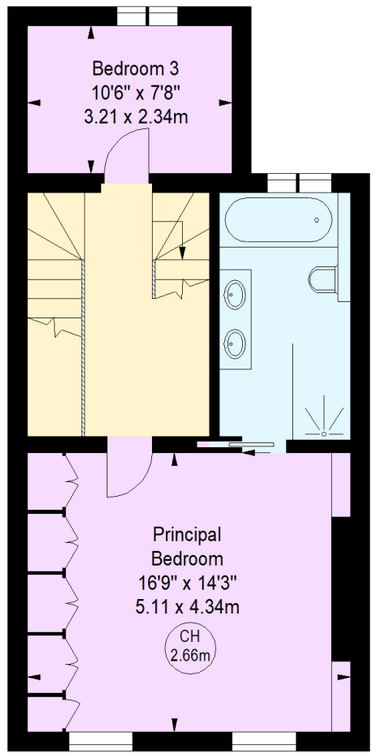
Key :
CH - Ceiling Height



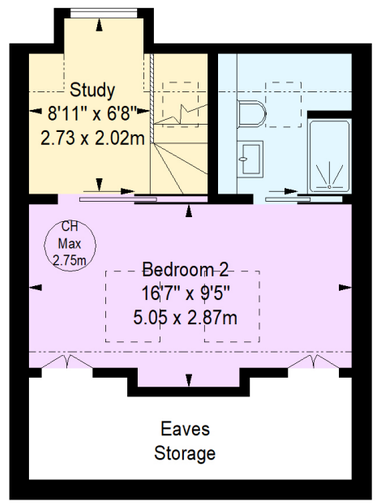
Ground Floor



First Floor



Second Floor



Third Floor

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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TENURE: FREEHOLD

COUNCIL TAX: H

EPC: D

ASKING PRICE: £3,250,000

SOLE AGENT

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IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property, ask for further information.