



HAMILTON TERRACE

St John's Wood
London
NW8

Offers in excess of
£13,500,000

Joint Sole Agent

An impressive and substantial double-fronted detached residence, originally built circa 1830, occupying a prime position on one of St John's Wood's most sought-after streets. Currently configured as six spacious apartments, this elegant period property offers off-street parking and boasts an exceptional 150 ft west-facing garden.

Planning permission has been granted to create a magnificent single family home measuring approximately 12,500 sq ft. Additionally the approved plans include extensive leisure facilities, including a luxurious swimming pool.

Complete architect pack available on request.

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£13,500,000
Subject To Contract

Joint Sole Agent

Freehold

Hamilton Terrace is located on the West side of St. John's Wood, NW8, an area renowned as one of the most affluent parts of London, being characterised by prime residential properties, boutique shops and restaurants. Hamilton Terrace is the highest value roads in St. John's Wood.

The site falls within the City of Westminster and is within the St. John's Wood Conservation Area. A number of world famous landmarks are located in close proximity to Hamilton Terrace including the Abbey Road Studios and the home of cricket, the Lord's Cricket Ground, which can be found approximately 250 meters to the south east. St. John's Wood High Street is approximately 600 meters to the north east, and offers an array of boutique shops, restaurants and cafes. The excellent amenities of Marylebone, Mayfair and the West End are also easily accessible by road, tube or bus.

Regent's Park is approximately 800 meters to the east, and Primrose Hill is approximately 1.2 kilometers to the north east, providing a range of leisure facilities including formal gardens, sport facilities and an open air theatre.

Hamilton Terrace is approximately 450 meters to the south west of St John's Wood Underground Station, which provides Jubilee line services to the West End, Bond Street (5 minutes), London Bridge (14 minutes), and Canary Wharf (20 minutes), while Maida Vale Underground Station (Bakerloo line) is less than 500 meters away.

The area is also served by a number of bus routes which run along Wellington Road (A41) and Maida Vale (AS).



ASTON CHASE

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ACCOMMODATION

- Basement: Powder Room
- Lower Ground Floor: Family Room, Family Kitchen, Powder Room, Guest Bedroom (Bedroom VII), Guest Bathroom
- Upper Ground Floor: Cloak Room, Powder Room x 2, Double Reception, Dining Room, Wine Room, Butler's Pantry, Study, Library, Family Office
- First Floor: Master Bedroom, His & Hers Dressing, His & Hers Ensuites, Bedroom II (Ensuite)
- Second Floor: Bedroom III (Ensuite), Bedroom IV (Ensuite), Bedroom V (Ensuite), Bedroom VI (Ensuite)

AMENITIES

- Leisure: Family / Games / Media Room, Gym, Cinema, Pool, Cold Plunge, Sauna, Steam Room, Spa & Treatment Rooms, Powder Room, Shower, Changing Room, Working Car Lift, Security

COUNCIL TAX: H

EPC RATING: TBC



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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.