



HAMILTON GARDENS

St John's Wood
London
NW8

Guide Price
£5,000,000

Sole Agent

An opportunity to acquire a beautifully renovated 5-bedroom Victorian terraced house (278sq.m/2992sq.ft) located in the heart of St John's Wood. The house has been subject to extensive remodelling behind the original façade that has seen the house extended to nearly 3,000sq ft and now offers versatile and well-planned accommodation with contemporary design to include bespoke joinery, Dinesen flooring and Gaggenau appliances. Further benefits include a gymnasium with spa, south facing garden and roof terrace.

ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com

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Hamilton Gardens is ideally located within close proximity to all the shops and amenities of St John's Wood High Street and St John's Wood Underground Station (Jubilee Line).

Guide Price
£5,000,000
Subject To Contract

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Freehold



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ACCOMMODATION

- Large Open Plan Formal Reception Room
- Kitchen with Dining Area and Sunken Living Space
- Principal Bedroom with Dressing Room and En-Suite Bathroom
- Three Further Bedrooms (1 with En-Suite Bathroom)
- Family Bathroom
- Fifth Bedroom/Study with En-Suite Bathroom
- Gymnasium
- Spa

AMENITIES

- Underfloor Heating
- Lutron Lighting
- South Facing Garden
- Integrated Audio System
- Roof Terrace
- Residents Parking

COUNCIL TAX: H

EPC RATING: D

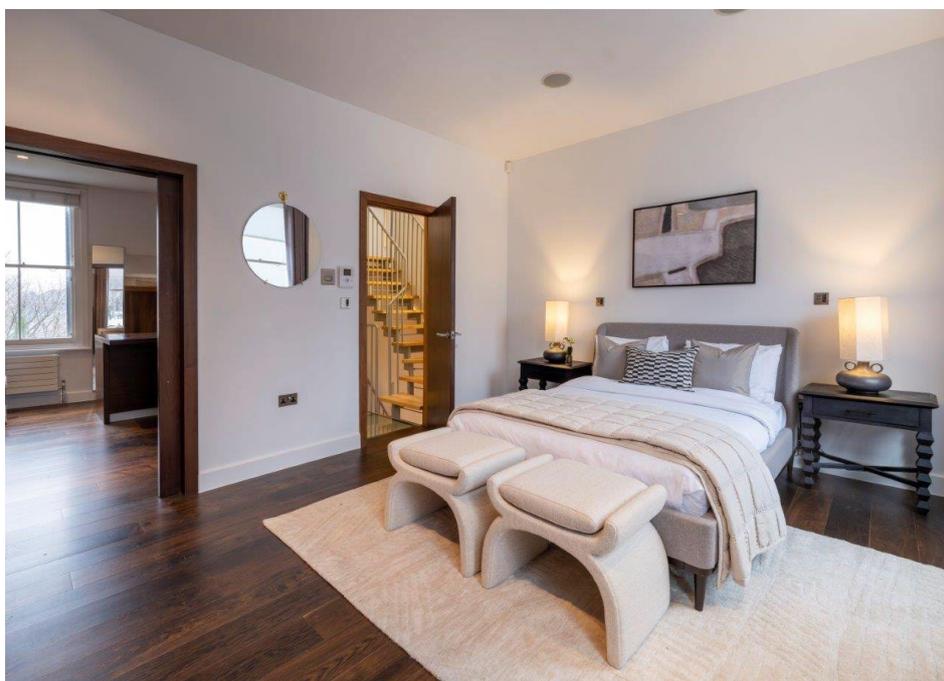
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Approx. Gross Internal Area 2992 Sq Ft - 277.97 Sq M
(Excluding Void)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. 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.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | 57 | |
| (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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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.