

# ASTON CHASE



**HAMILTON GARDENS**  
St John's Wood, NW8

**ASKING PRICE**  
£2,425 per week

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## HAMILTON GARDENS

A beautiful Victorian Period 4 bedroom house (2533 sq ft/235 sq m) with 3 reception rooms, a patio garden and excellently proportioned bedrooms, set on Hamilton Gardens; a tranquil and serene residential street in St Johns Wood. The property is decorated in neutral tones throughout and is full of period charm.

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).

## ACCOMMODATION

- 4 bedrooms
- 2 Bathrooms
- 3 Reception Rooms
- Guest WC
- Patio

## AMENITIES

- Resident Permit Parking



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## Halmilton Gardens, NW8

Approximate gross internal area  
2533 sq ft / 235.32 sq m

Key :  
CH - Ceiling Height



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-)                                       | A |                         |           |
| (81-91)                                     | B |                         | 83        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 59                      |           |
| (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

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