

ASTON CHASE



HAMILTON TERRACE

St John's Wood, London, NW8

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An imposing detached house 12,567 sq ft/1167.47 sq m offered in great condition throughout with a 139 ft west facing garden, indoor swimming pool, and off street parking for 6-8 cars and 2 integral double garages. The home offers excellent accommodation with a lift serving all floors.

Canopies of mature trees create a private sanctuary in the well-established 139 ft x 86 ft southwest-facing garden. With thoughtfully designed areas for relaxation and play, the wide lawn connects seamlessly into the swimming pool via a suntrap terrace. This floor also offers a gym, complete with comfortable private changing rooms, offering the perfect place to relax and recharge, access to the games room, double aspect family room and two further double bedrooms ideal for staff quarters or extended family accommodation.

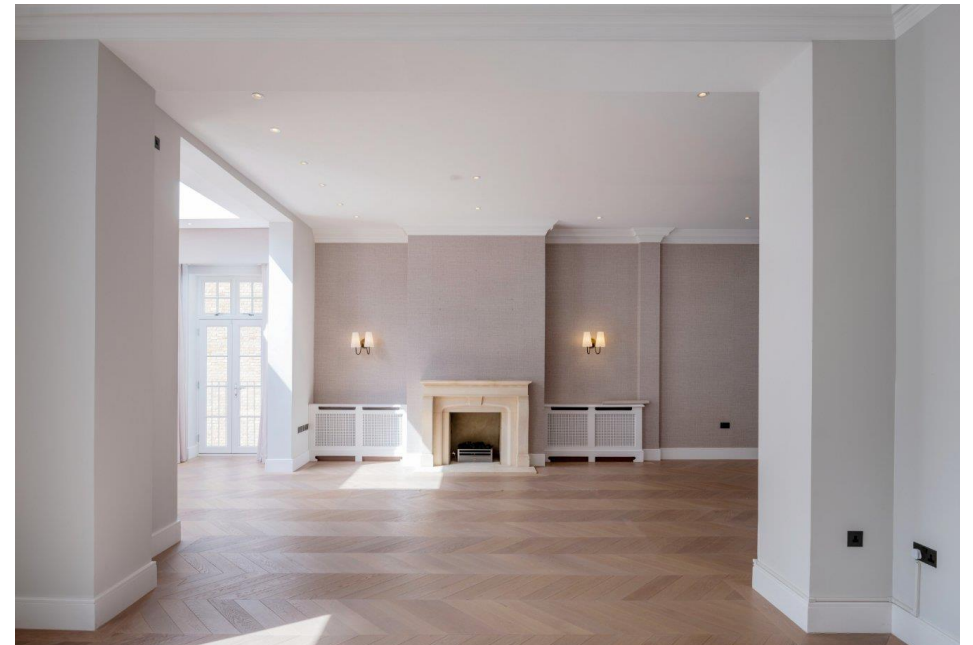
Hamilton Terrace is one of the finest addresses in London and is conveniently located for the shops and cafés of both St John's Wood High Street and Maida Vale. With excellent transport links including St John's Wood Underground Station (Bakerloo and Jubilee Line) and Maida Vale Underground Station (Bakerloo Line) which provides easy access to the West End, City and Canary Wharf.

ACCOMMODATION

Reception Hall, Dining Room, Kitchen with Breakfast Room, Media Room, Family Room/Conservatory, Principal Bedroom, Eight Further Bedrooms, Six Further En-Suite Bathrooms, Guest Cloakroom, Utility Room, Swimming Pool, Gym

AMENITIES

West facing 139 ft garden with patio area
Carriage driveway with off street parking for 6-8 cars and 2 integral double length garages
Passenger lift serving all floors
Large terrace accessed from the principal reception room



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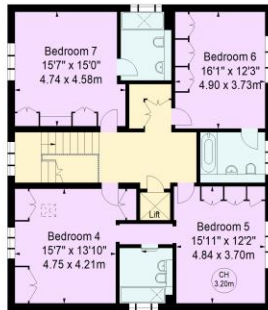


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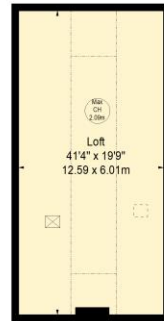
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



Second Floor



Loft



Hamilton Terrace, NW8

Approximate gross internal area

12567 sq ft / 1167.47 sq m

(Including Out Building, Loft, Vault & Restricted Height Under 1.5m)

Out Building

64 sq ft / 5.95 sq m

Loft

814 sq ft / 75.62 sq m

Restricted Height Under 1.5m

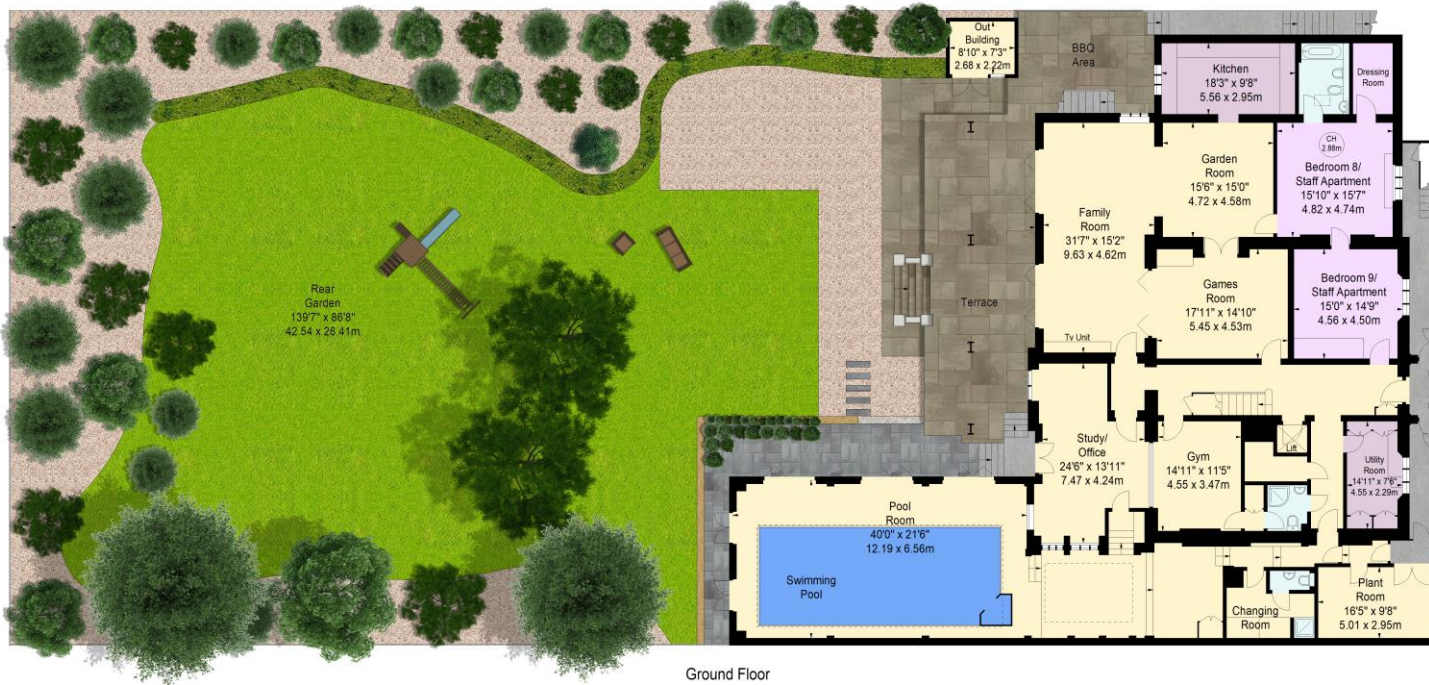
630 sq ft / 58.53 sq m

Vault

262 sq ft / 24.34 sq m

Key :

CH - Ceiling Height



Ground Floor



Raised Ground Floor

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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