

# HAMILTON TERRACE

ST JOHN'S WOOD · NW8





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A RARE OPPORTUNITY TO PURCHASE AN EXCEPTIONAL DETACHED STUCCO FRONTED PERIOD RESIDENCE (648.53 SQ M/6,981 SQ FT) BENEFITTING FROM OUTSTANDING ENTERTAINING AREAS COMPLEMENTED BY A MAGNIFICENT PRINCIPAL BEDROOM SUITE OCCUPYING THE ENTIRE FIRST FLOOR OF THE PROPERTY AND FEATURING A BEAUTIFUL 32M/105' WEST FACING GARDEN.





The house which is situated on a 0.23 of an acre plot is presented in extremely good order throughout, providing spacious and well planned family accommodation arranged over four floors and further benefits from current planning consent to create an additional 20.2 sq m/217 sq ft at garden level.








UNIVERSAL









## ACCOMMODATION

- Reception Hall
- Drawing Room incorporating Study Area
- Dining Room with adjoining Servery
- Guest Cloakroom
- Kitchen/Breakfast Room
- Utility Room
- Private Screening Room
- Study
- Family Room
- Office
- Principal Bedroom Suite comprising of Bedroom, Large Bathroom, Dressing Room and Walk In Dressing Room
- 4 Further Double Bedrooms, 2 with En-Suite Bathrooms and 2 with En-Suite Shower Rooms

## AMENITIES

- Air Conditioning
- Integral Garage
- Secure Off-Street Parking for one Further Vehicle
- Ground Floor Terrace accessible from the Drawing Room and with access to the rear Garden
- First Floor Terrace accessible from the Principal Bedroom
- External Shower Room for dog washing etc.
- Dumb Waiter from Kitchen to Servery
- 32m/105' West facing Garden





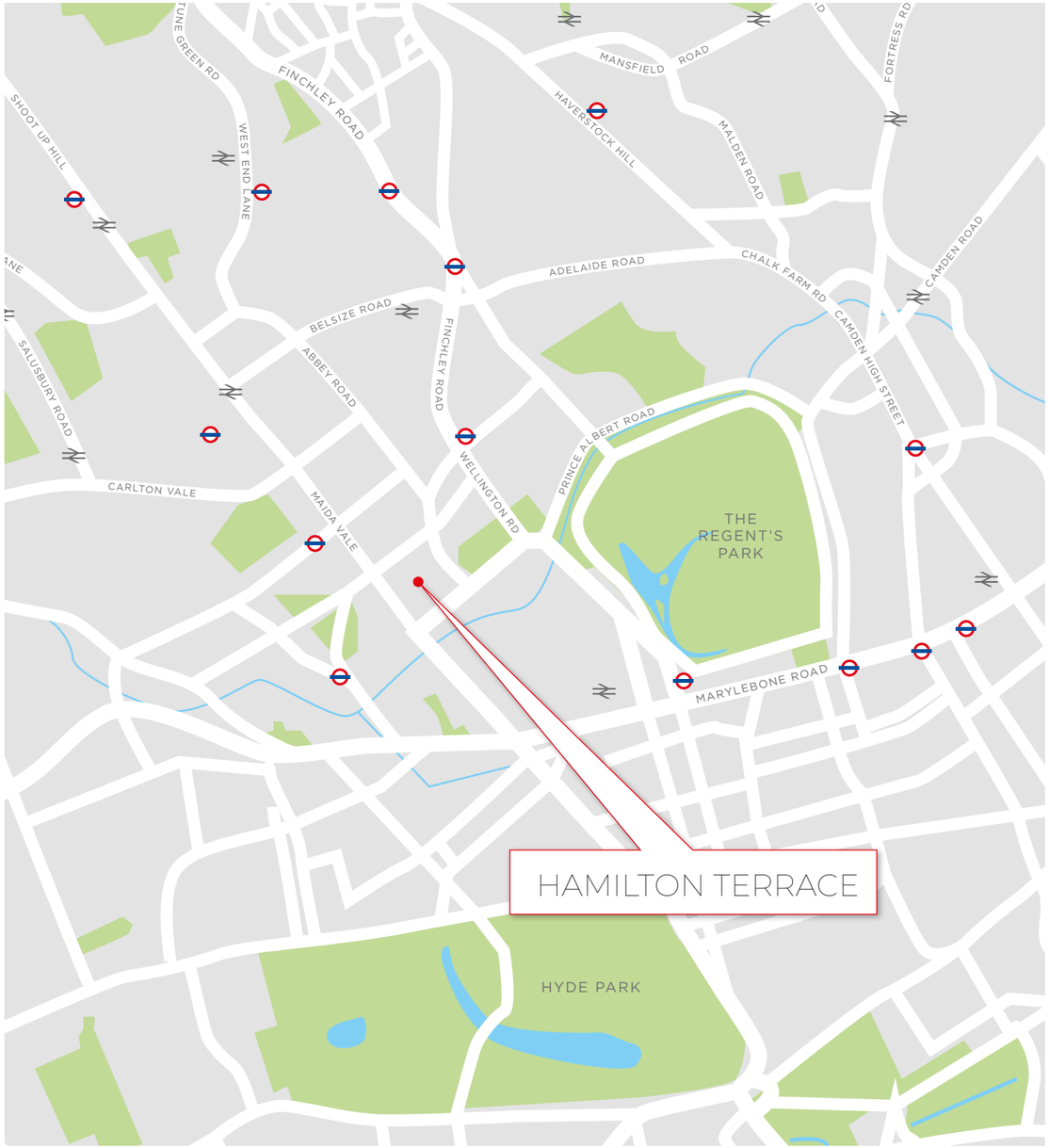



Ooh la la





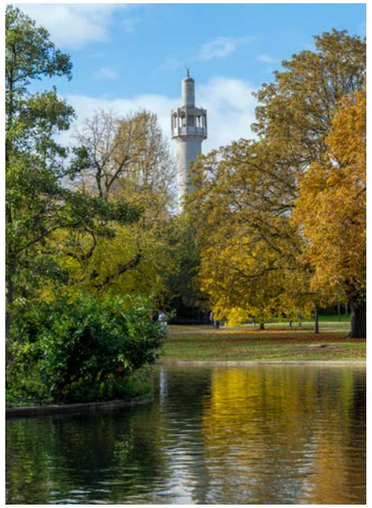


























Located on the favoured west side of Hamilton Terrace between St John's Wood Road and Hall Road the property is conveniently situated within 0.5 of a mile of the local shops and restaurants of Elgin Avenue, Madia Vale Underground Station (Bakerloo Line), and Clifton Road, Little Venice whilst the ASL (American School in London), St John's Wood Underground Station (Jubilee Line) and St John's Wood High Street are also all only 0.6 of a mile away.

# HAMILTON TERRACE, ST JOHNS WOOD

APPROXIMATE GROSS INTERNAL AREA

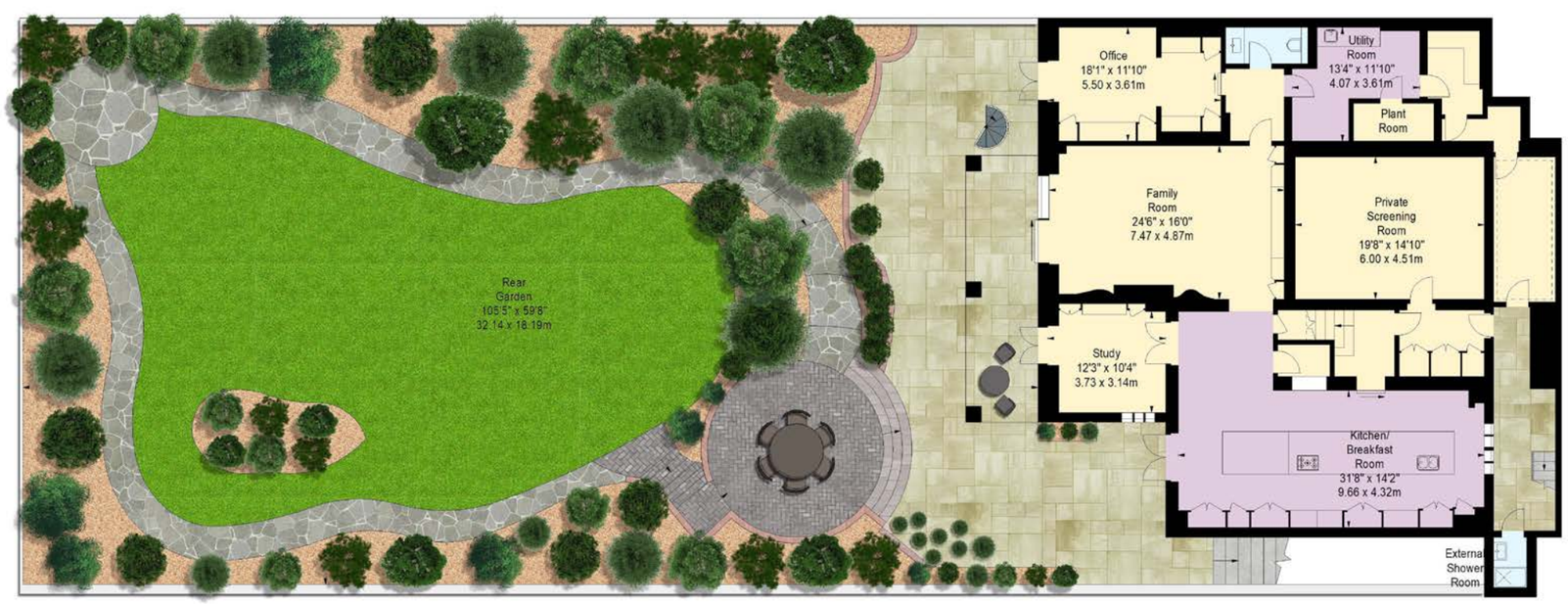
648.53 sq m / 6,981 sq ft

(Including External Shower Room)

External Shower Room

1.67 sq m / 18 sq ft

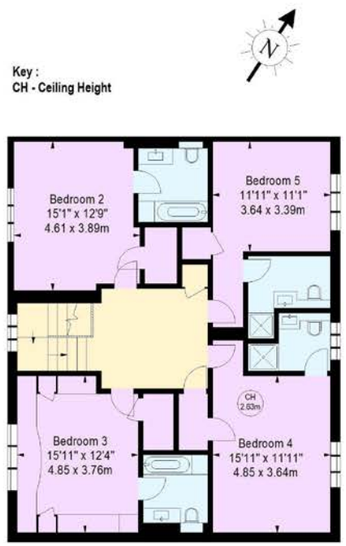



GARDEN FLOOR

# HAMILTON TERRACE, ST JOHNS WOOD, PROPOSED PLANS

APPROXIMATE GROSS INTERNAL AREA
668.72 sq m / 7,198 sq ft
(Proposed Plan)



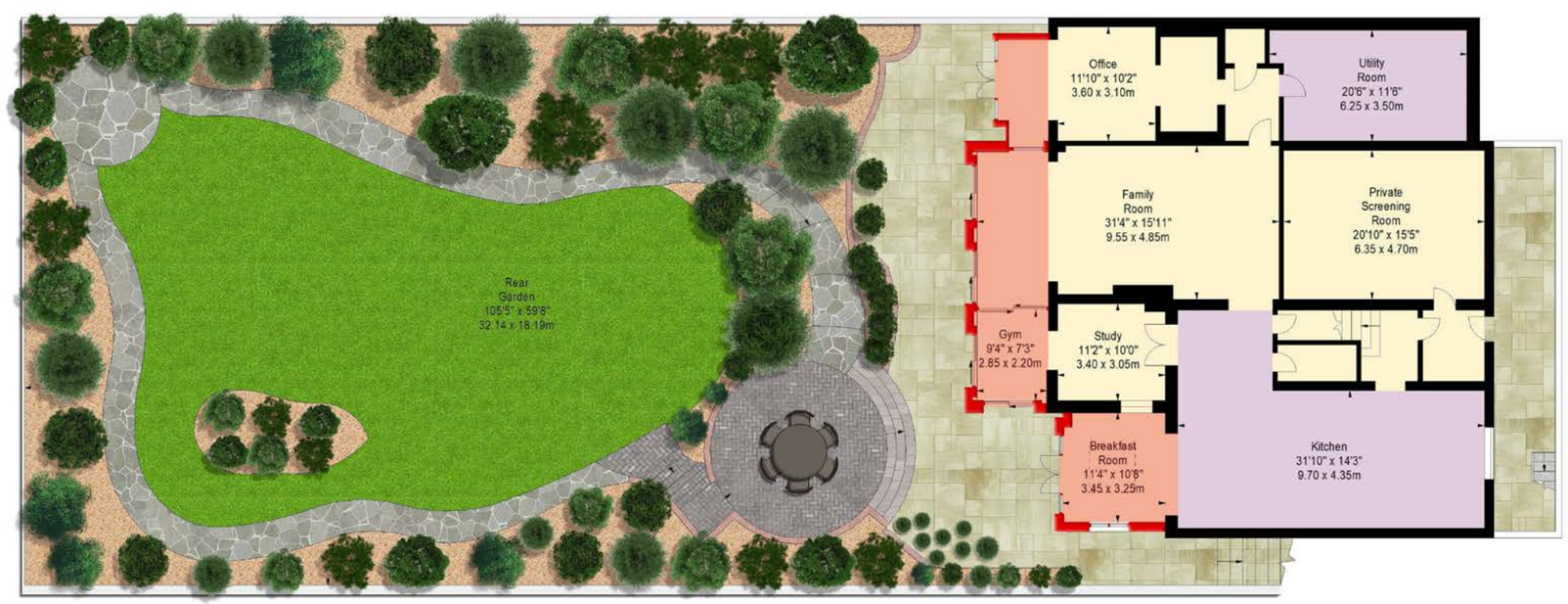

SECOND FLOOR



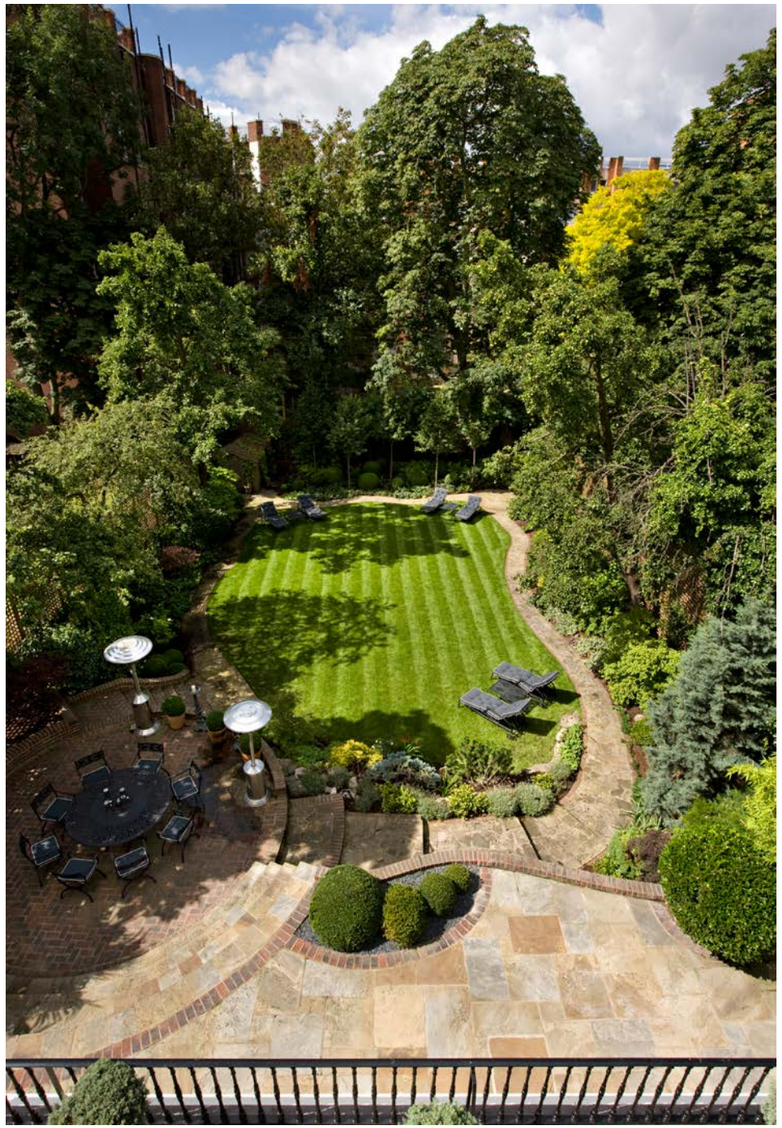

FIRST FLOOR




RAISED GROUND FLOOR




GARDEN FLOOR





FREEHOLD

COUNCIL TAX: BAND H (WESTMINSTER)

EPC: E

ASKING PRICE: £11,950,000

JOINT SOLE SELLING AGENT

ASTON CHASE

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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.

Brochure by TwentyOneFifty Tel: 020 8778 2150