



HAMILTON TERRACE

ST JOHN'S WOOD · LONDON NW8



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SITUATED ON ONE OF THE MOST PRESTIGIOUS STREETS IN ST JOHN'S WOOD, THIS IMPRESSIVE (177.3 SQ M / 1,908 SQ FT) THREE BEDROOM APARTMENT SPANS THE ENTIRE RAISED GROUND FLOOR OF A DISTINCTIVE, DOUBLE-FRONTED, DETACHED VICTORIAN VILLA, COMPLETE WITH DIRECT ACCESS TO A REMARKABLE COMMUNAL GARDEN, APPROACHING 150FT IN LENGTH.



This outstanding residence occupies the original drawing rooms of the house, including the original 13m long ballroom, with 4m high ceilings and is covered in some of the finest period features you will find in a London home.

These architectural details include exceptional cornicing, ceiling roses, hand carved skirting boards, a marble fireplace and incredibly intricate carved doors.





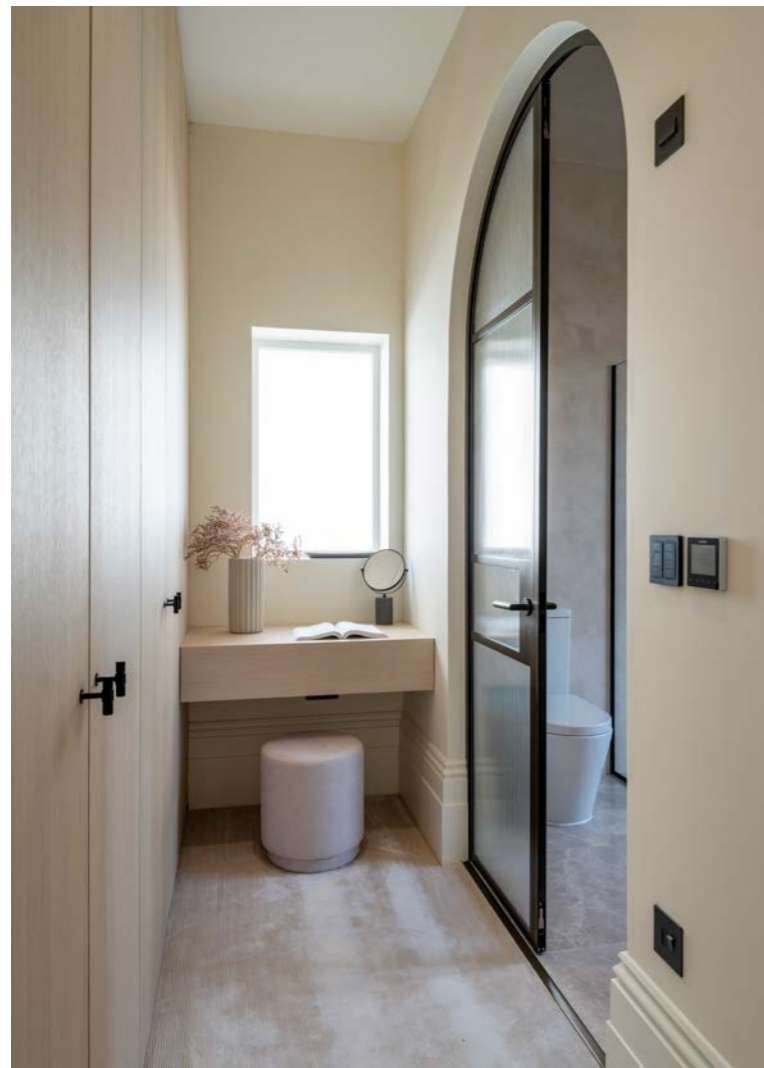




The apartment has been renovated to the highest of standards, with interiors designed by Dane Bailey. The property has bespoke finishes, including a custom oak kitchen with fluted, curved island and bevelled doors, Viola Calacatta marble worktops, oak chevron parquet floors and Miele appliances.

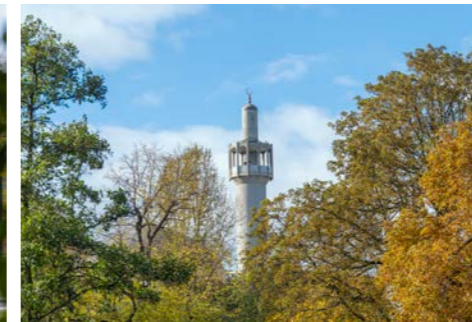
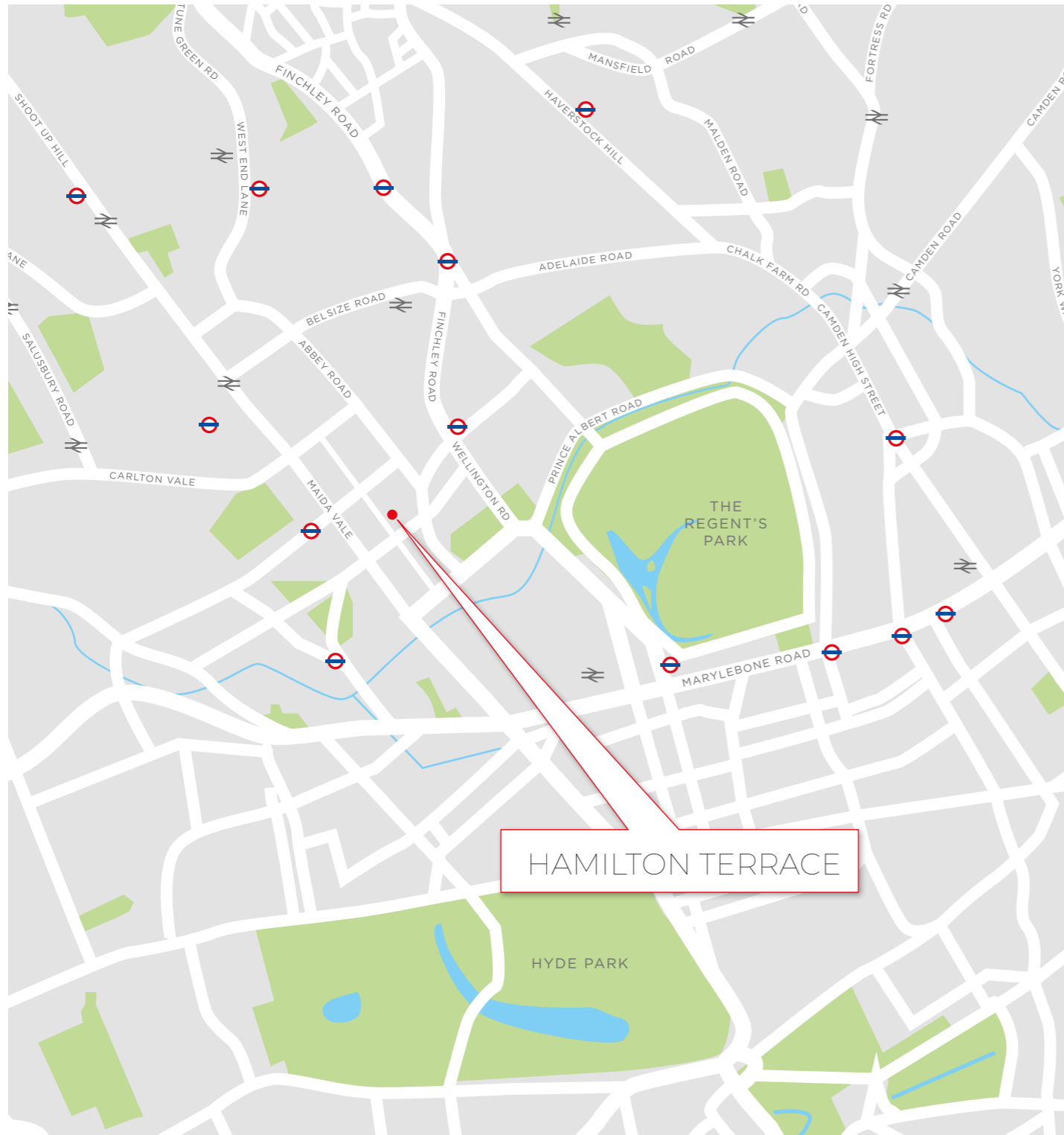


The property also has a large principal suite made up of two dressing rooms, a large bedroom, which is covered in tadelakt and a bathroom with a contemporary bath, shower and a travertine clad double vanity. Natural stone has been used extensively throughout the apartment, including five types of marble and a number of beautiful limestones.







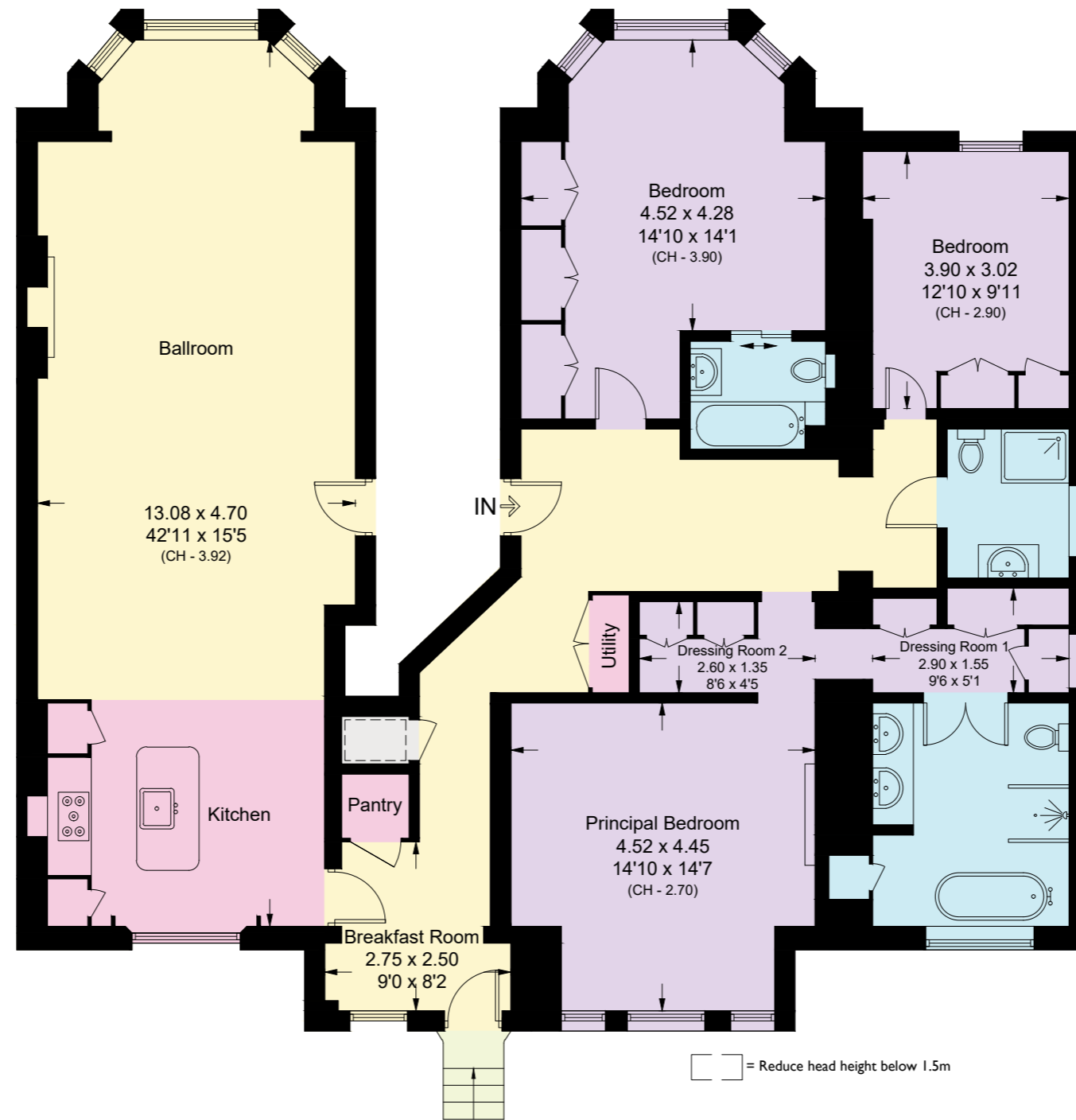


St John's Wood, known for its quaint village feel, sophisticated architecture, renowned Lord's Cricket Ground, and vibrant cosmopolitan vibe, stands out as one of London's most coveted locations. Its proximity to London's West End and City, accessible quickly by road or underground, contrasts with its distinct character, shaped by a unique architectural and historical heritage.

Additionally, the 400 acres of the adjacent Regent's Park and Primrose Hill enhance its appeal. For over two centuries, St John's Wood has remained a top choice for those seeking a desirable London neighbourhood. Hamilton Terrace is ideally located within close proximity to the extensive shops, boutiques and restaurants of Little Venice (Clifton Gardens) and St John's Wood

(St John's High Street), transport links including Maida Vale Underground Station (Bakerloo Line) and St John's Wood Underground Station (Jubilee Line) providing easy access to the West End, City and Canary Wharf.

APPROXIMATE AREA = 177.3 SQ M / 1,908 SQ FT
Including Limited Use Area (0.9 sq m / 10 sq ft)



GROUND FLOOR

EPC: D

LEASEHOLD 118 YEARS

ASKING PRICE: £4,250,000

JOINT SOLE SELLING AGENT

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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.