



HAMILTON HOUSE

1 Hall Road
St John's Wood
London
NW8

Asking Price
£700,000

Joint Sole Agent

A well-presented first-floor apartment (111.11 sq.m / 1,196 sq.ft) situated within a portered block in the heart of St John's Wood.

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Subject To Contract

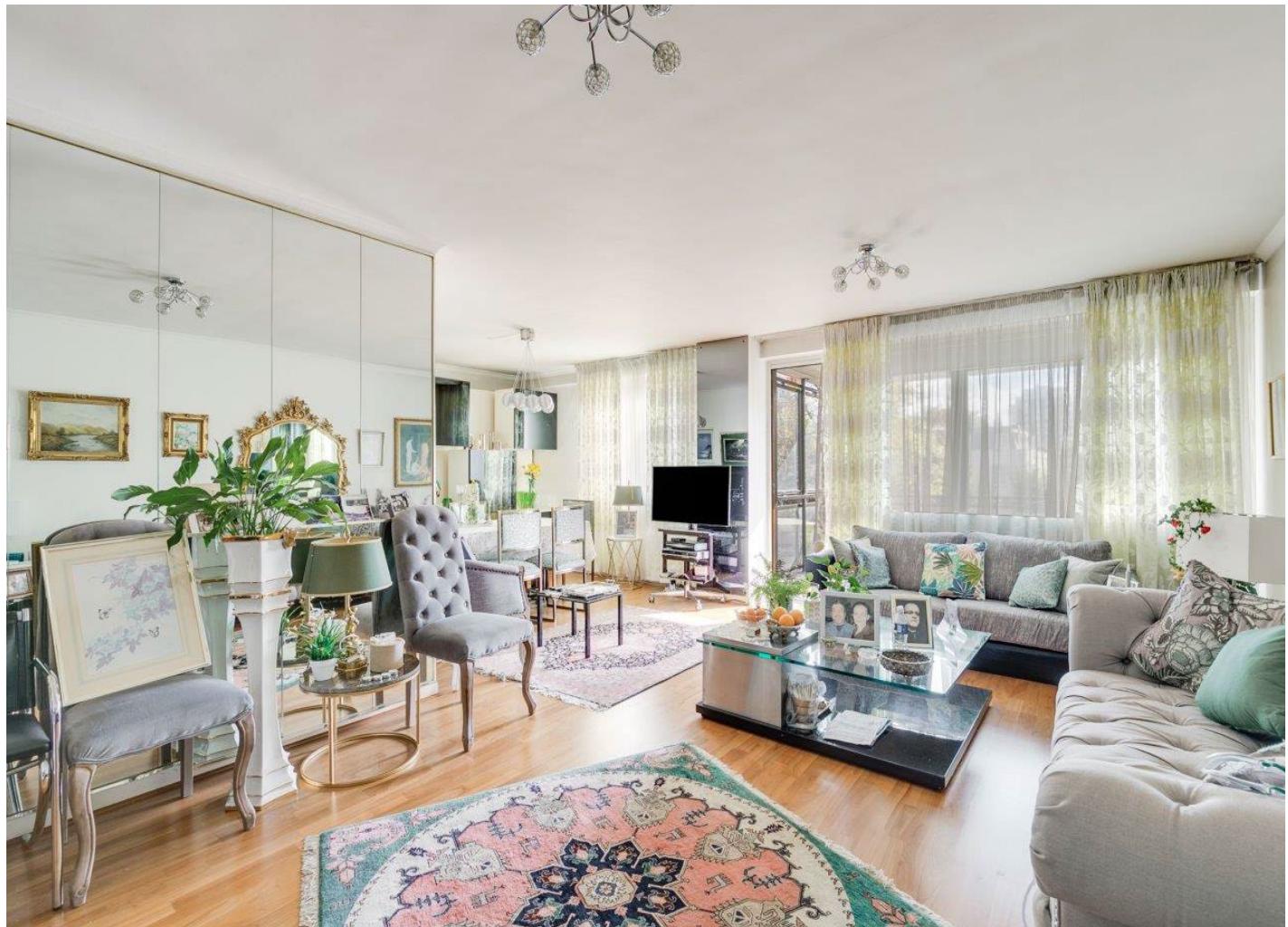
Joint Sole Agent

Leasehold 47 Years

Ground Rent: £300 P/A
Service Charge: £17,000 P/A

Offering spacious accommodation, the property includes a 24-foot reception and dining room, a fully fitted kitchen, three well-proportioned bedrooms, and two bathrooms. The apartment, while in well-kept condition, could benefit from some updating.

A south-facing private balcony provides additional outdoor space, additional features include secure underground parking for one car and a short walk from St John's Wood High Street and St John's Wood underground station (Jubilee line).



ASTON CHASE

67-71 Park Road
Regent's Park
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020 7724 4724
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ACCOMMODATION

- Reception/Dining Room
- Fitted Kitchen
- 3 Bedrooms
- 2 Bathrooms
- Private Balcony

AMENITIES

- Portered Block
- Secure Parking Space
- Passenger Lift
- Balcony

COUNCIL TAX: G

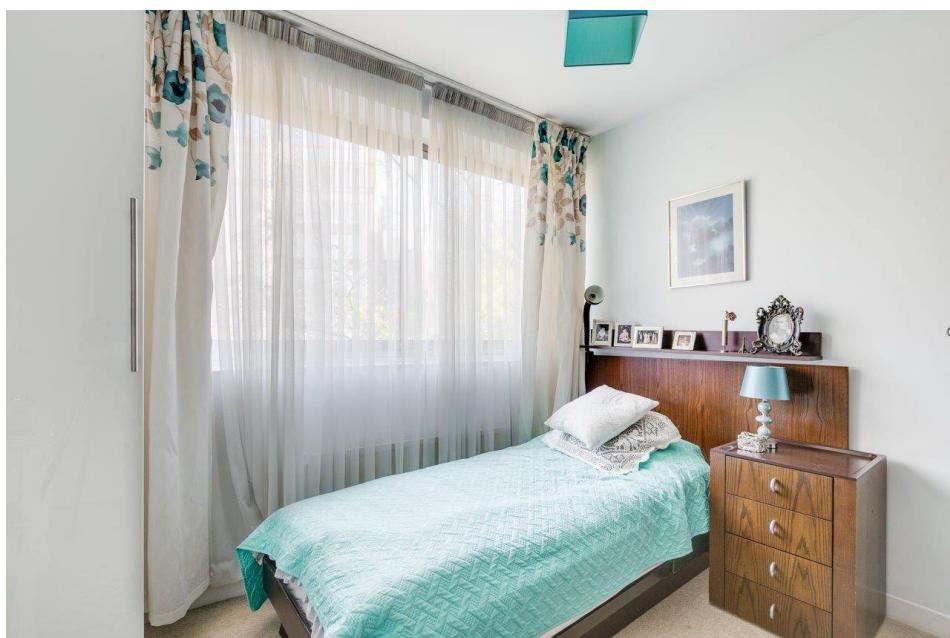
EPC RATING: D



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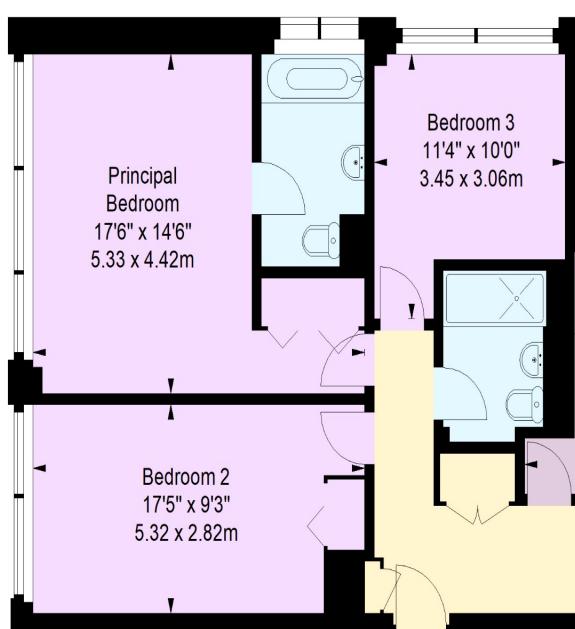
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Key :
CH - Ceiling Height

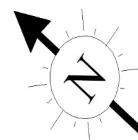


First Floor

Hamilton House, NW8

Approximate gross internal area

111.11 sq m / 1,196 sq ft



Reception
Room
24'1" x 20'7"
7.34 x 6.27m

Balcony



Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

© Orange Tree Photography

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.

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