



## **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.



# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
[enquiries@astonchase.com](mailto:enquiries@astonchase.com)

[astonchase.com](http://astonchase.com)

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1 Hall Road  
St John's Wood  
London  
NW8

Asking Price  
£700,000  
Subject To Contract

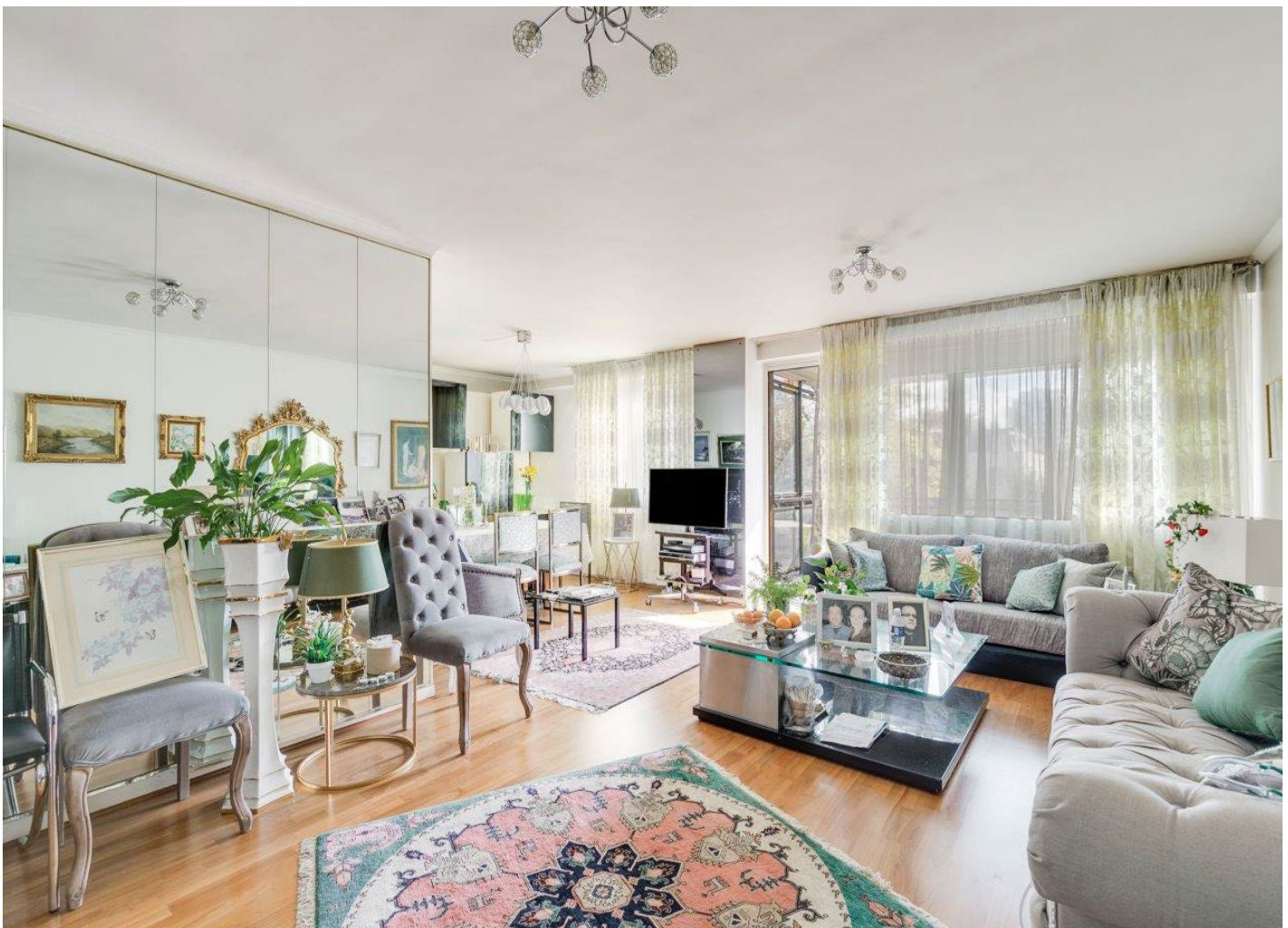
Joint Sole Agent

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).





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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

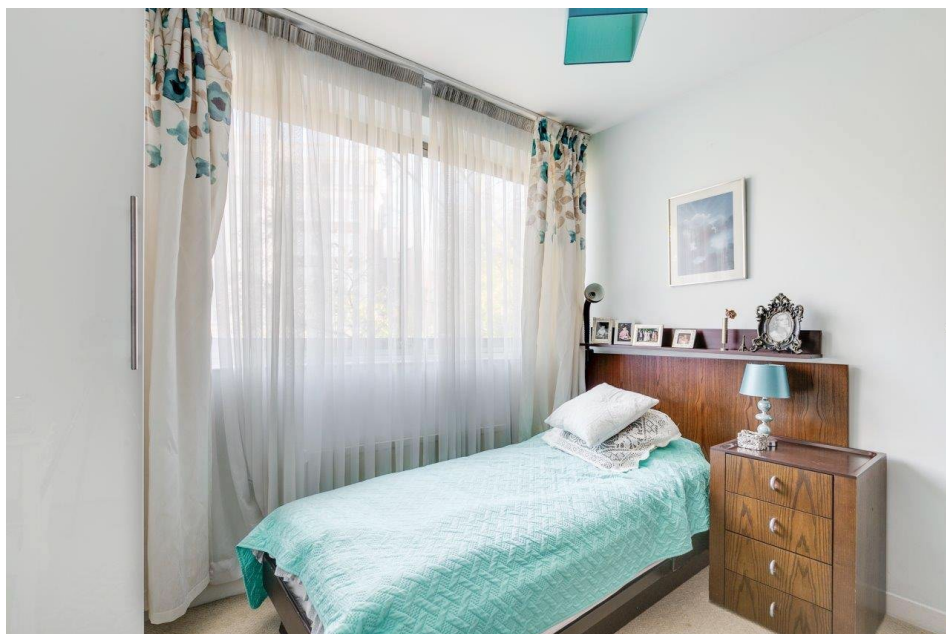
EPC RATING: D



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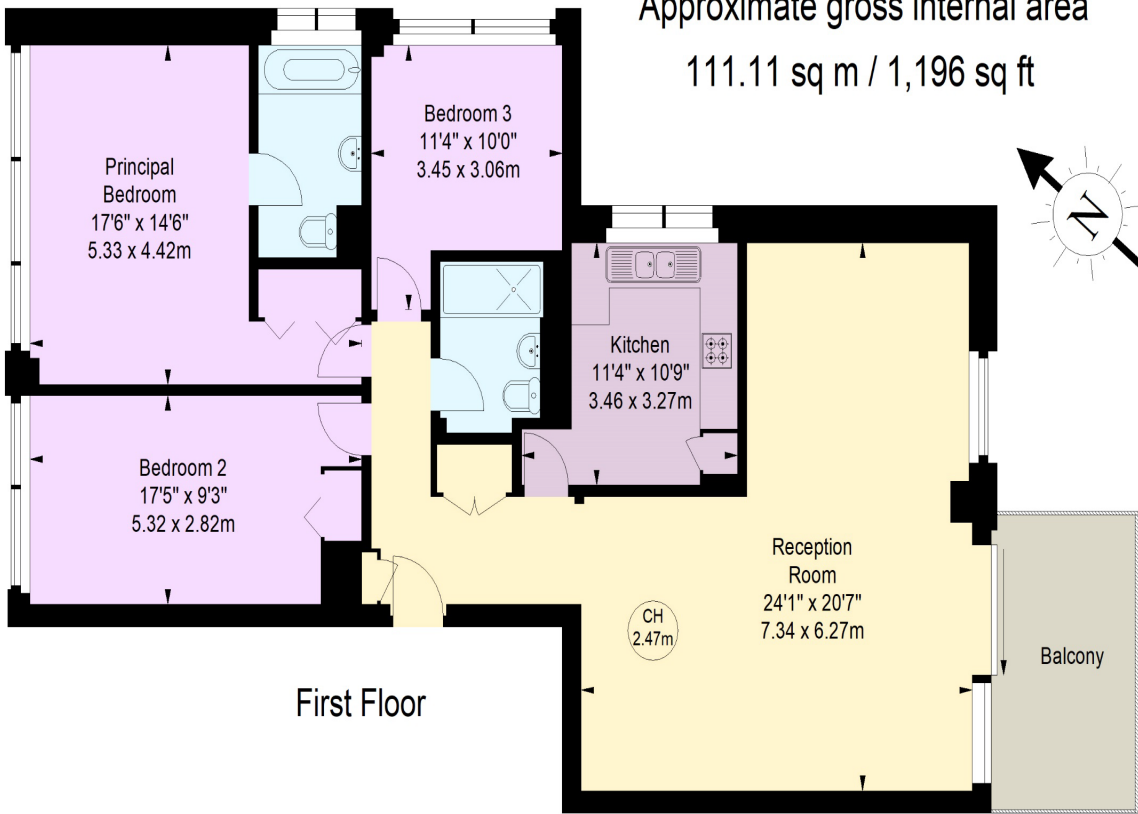




Key :  
CH - Ceiling Height

Hamilton House, NW8

Approximate gross internal area  
111.11 sq m / 1,196 sq ft



First Floor



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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

