

# ASTON CHASE



**HAMILTON GARDENS**  
St John's Wood, London, NW8

**ASKING PRICE**  
£2950 per week

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## HAMILTON GARDENS

An immaculately presented, four bedroom Victorian house (187 sq m/2,020 sq ft) having undergone a complete programme of redevelopment and now offering a striking contemporary interior for modern day living. The house, which was architecturally designed by Threefold Architects, boasts a wonderful open plan living kitchen space on the ground floor with Dinesen oak flooring and concertina doors opening to a south facing patio garden.

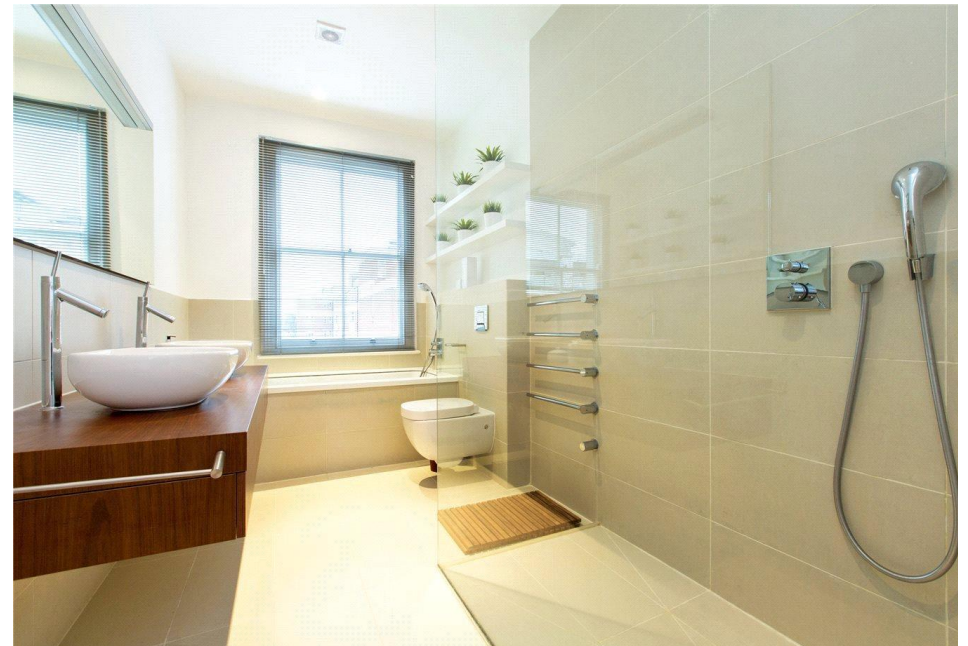
Hamilton Gardens is discreetly located approximately half a mile from The American School London in London, St John's Wood High Street and St John's Wood Underground Station (Jubilee Line).

## ACCOMMODATION

Principal Bedroom with En-Suite Bathroom, Bedroom Two with En-Suite Bathroom, Study/Bedroom Three with En-Suite Shower Room, One Further Bedrooms, Entrance Hallway, Open Plan Kitchen/Reception Room, Family Room/TV Room

## AMENITIES

South Facing Patio/Garden, Front Garden, Dinesen Oak Flooring, Residents Permit Parking.



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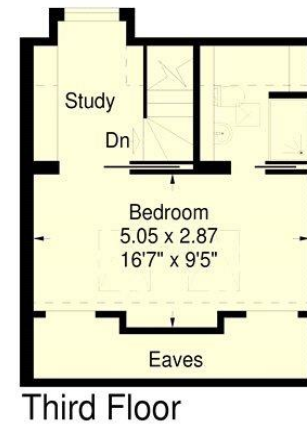
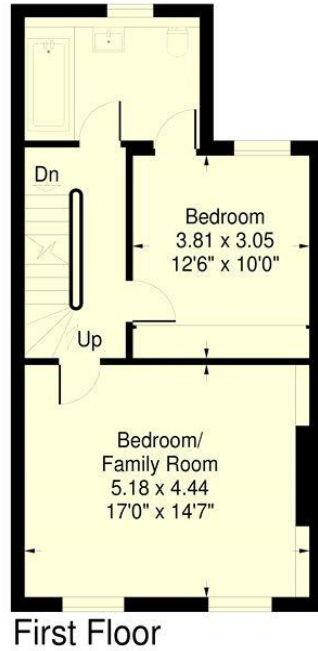
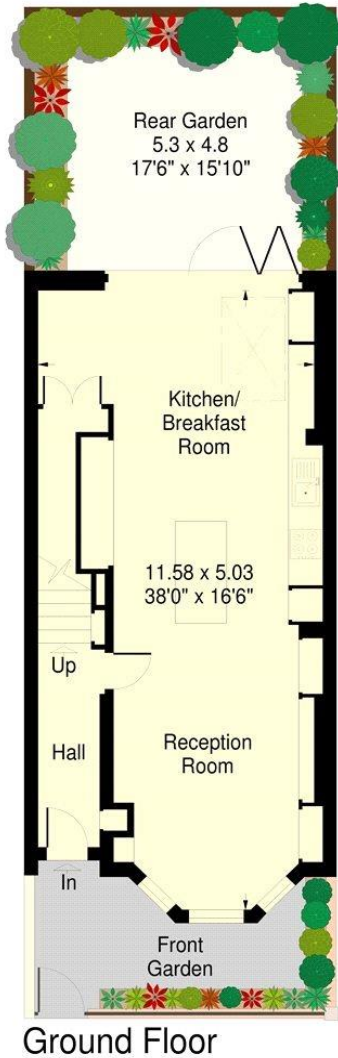


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## Hamilton Gardens, London NW8

Approximate Gross Internal Area:  
 192 sq.mts. / 2070 sq.ft.  
 (including reduced height area,  
 below 1.5m - denoted with dashed line)  
 Reduced height area - 7 sq.mts. / 75 sq.ft.



This plan is a reproduction of existing drawings and is for guidance only, it must not be relied upon as a statement of fact.

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>		
(39-54) <b>E</b>	59	59
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### IMPORTANT NOTICE

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