

ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com



HAMILTON HOUSE

1 Hall Road
St John's Wood
London
NW8

Asking Price
£795,000

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

astonchase.com

HAMILTON HOUSE

1 Hall Road
St John's Wood
London
NW8

Asking Price
£795,000
Subject To Contract

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
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com

ACCOMMODATION

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

AMENITIES

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

COUNCIL TAX: G

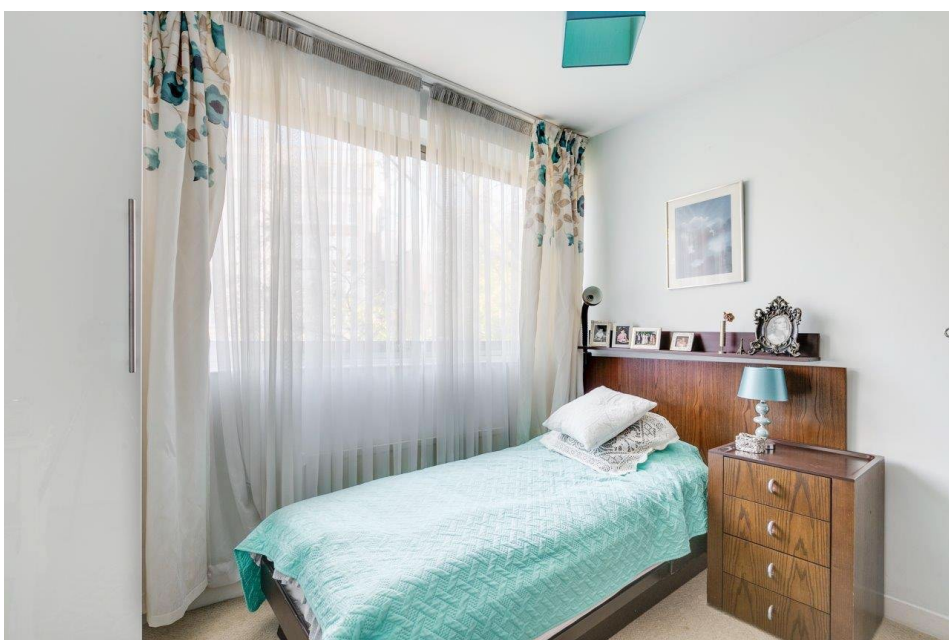
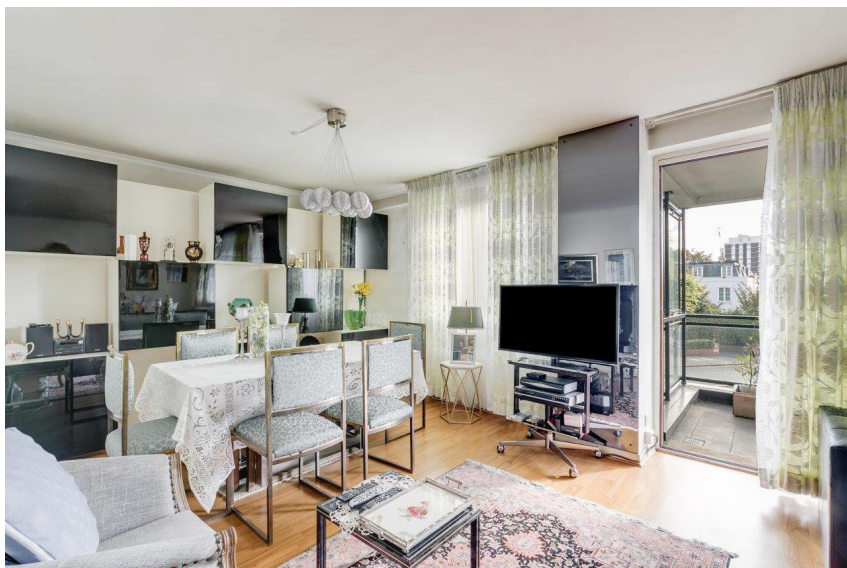
EPC RATING: D



ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com



ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com



ASTON CHASE

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

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com



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.