



## **HAMILTON TERRACE**

St John's Wood  
London  
NW8

Guide Price  
£11,490,000

Joint Sole Agent

An exquisite six bedroom family home (5,126 sq ft / 476.3 sq m) with an outstanding 92ft rear garden, and double garage via private gated road.

This stunning Victorian house has been meticulously interior designed to create a luxurious home with its exceptional design and attention to detail. Spanning an impressive 5,126 square feet, this exceptional residence features five spacious bedrooms, providing ample space for the whole family. There is an additional staff bedroom, catering to the needs of a live-in staff member or offering flexibility for guest accommodations. The magnificent principal suite occupies the majority of the first floor, complete with a generous dressing room and a large, indulgent en suite bathroom. The property also features a dedicated study, perfect for those seeking a private workspace or home office.

# ASTON CHASE

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St John's Wood  
London  
NW8

Guide Price  
£11,490,000  
Subject To Contract

Joint Sole Agent

Freehold

The house features expansive entertaining spaces for both formal and informal occasions, sets across two floors and direct access to a beautifully landscaped rear garden extending to circa 92ft. The kitchen is fully fitted, complete with a breakfast room, together with a superb conservatory. The house offers parking for two cars, ensuring ease of access and peace of mind. Additionally, the garage has been thoughtfully converted into a gym, or alternative workspace. The house also benefits from planning consent to extend (single storey) and remodel the lower ground floor.

Hamilton Terrace is located on the West side of St John's Wood, an area renowned as one of the most affluent parts of London, being characterised by prime residential properties, boutique shops and restaurants. Hamilton Terrace is one of the highest value roads in St John's Wood.

The house is 450 metres to the southwest of St John's Wood Underground Station, which provides Jubilee Line services to the West End, Bond Street (5 minutes), London Bridge (14 minutes), and Canary Wharf (20 minutes). Maida Vale Underground Station (Bakerloo Line) is less than 500 metres away. The area is also served by a number of bus routes that run along Wellington Road (A41) and Maida Vale (A5). The excellent amenities of Marylebone, Mayfair and the West End are also easily accessible by road, tube or bus. All distances and times are approximate.

COUNCIL TAX: H

EPC RATING: C



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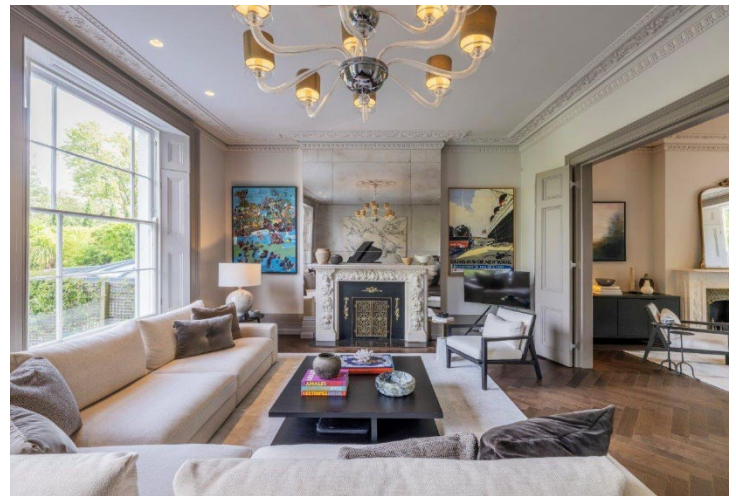
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## ACCOMMODATION

- Drawing Room
- Reception room
- Family room
- Dining room
- Study
- Fitted kitchen
- Breakfast room
- Conservatory
- Principal bedroom with dressing room and bathroom
- 4 further bedrooms (1 en-suite shower room)
- Family bathroom
- Bed 6/staff
- Cloakroom
- Utility room

## AMENITIES

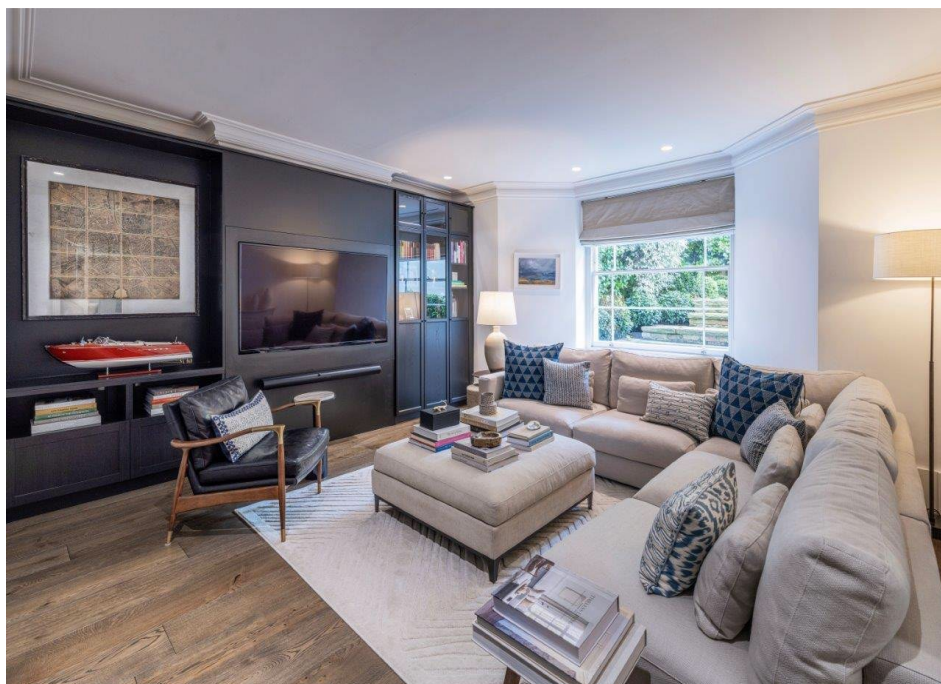
- 92 ft landscaped garden
- Double garage via private gated road
- Store room



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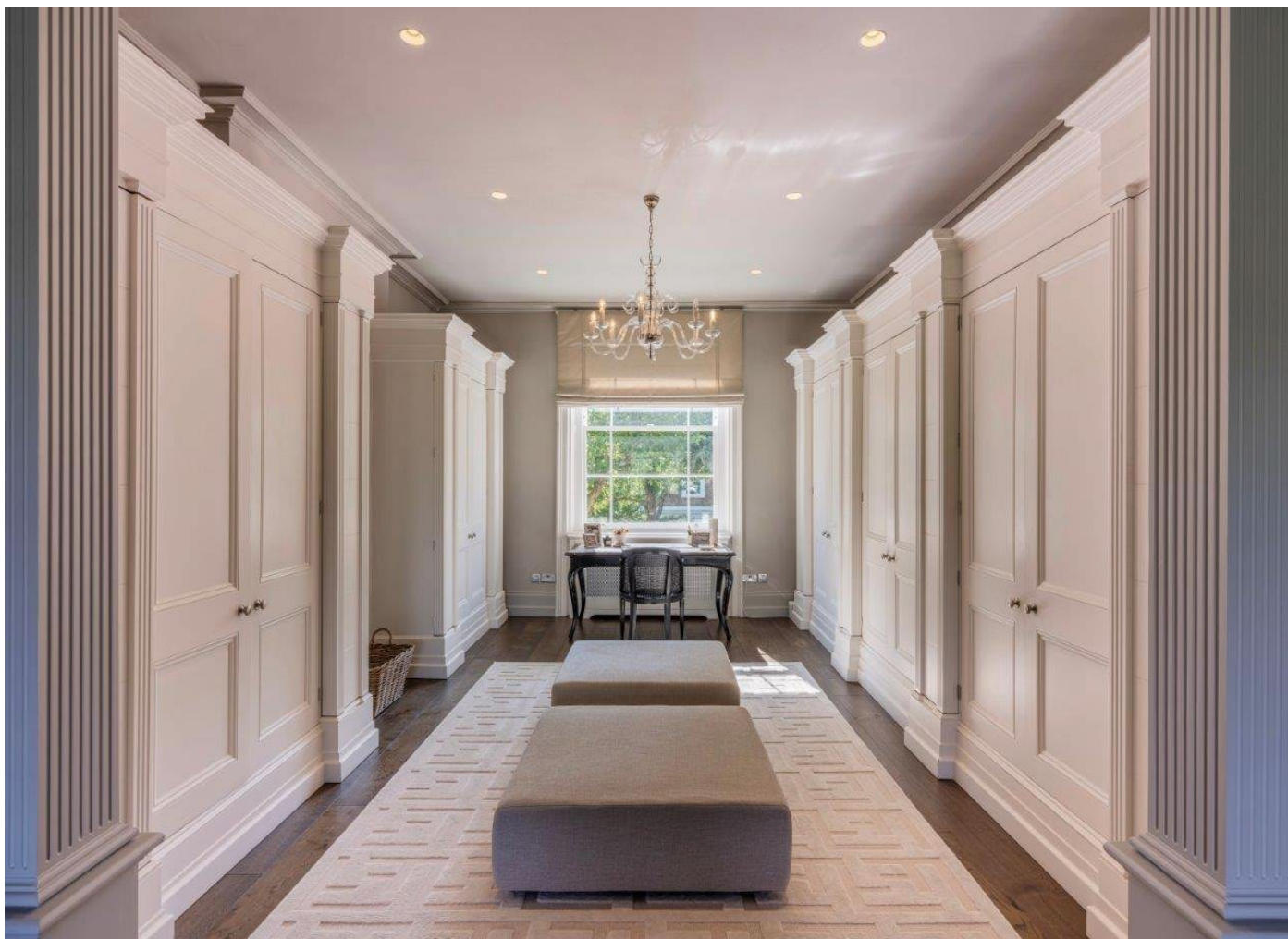
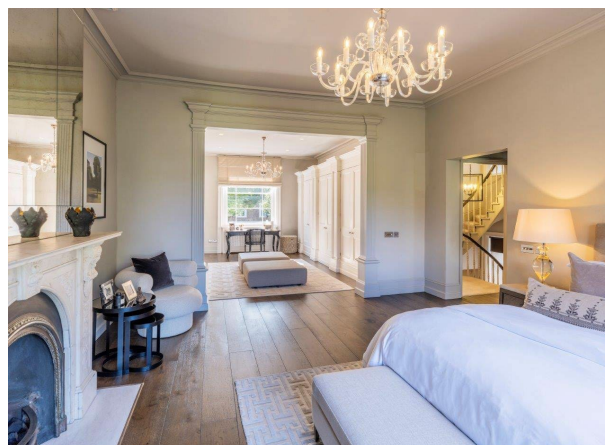
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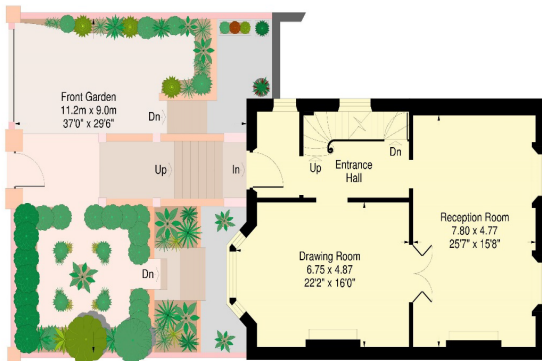
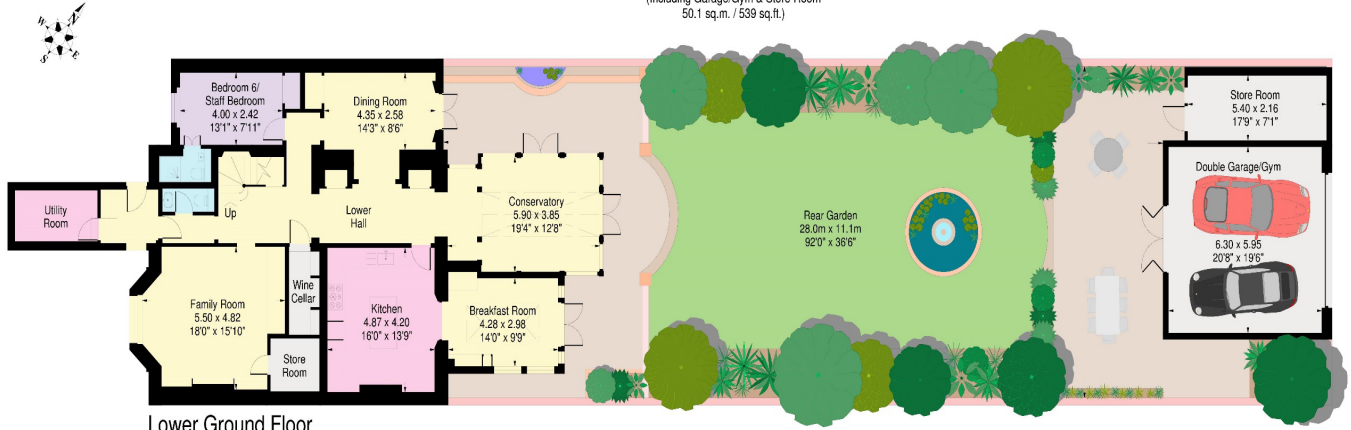
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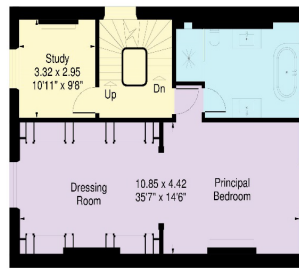
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## Hamilton Terrace, St John's Wood NW8

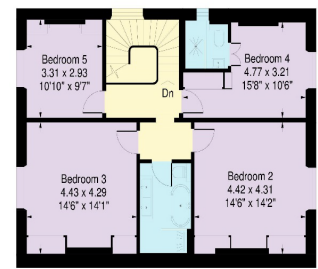
Approximate Gross Internal Area:  
 Total - 476.3 sq.m. / 5126 sq.ft.  
 (Including Garage/Gym & Store Room  
 50.1 sq.m. / 539 sq.ft.)



Ground Floor



First Floor



Second Floor

[www.ProplanUK.co.uk](http://www.ProplanUK.co.uk)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.