



HAMILTON TERRACE

St John's Wood, London, NW8

HAMILTON TERRACE

SHORT LET: 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.

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.

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 characterized by prime residential properties, boutique shops and restaurants. Hamilton Terrace is one of the highest value roads in St John's Wood.

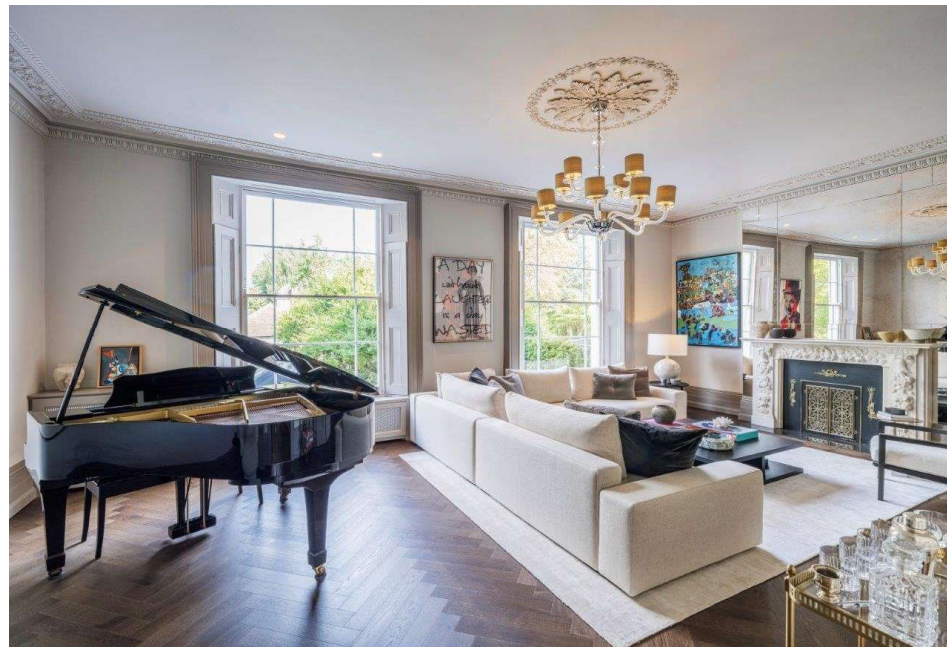
The house is 450 meters to the southwest of St John's Wood Underground Station, which provides Jubilee Line services to the West End, Bond Street (5 minutes), London Bridge (14 minutes), and Canary Wharf (20 minutes). Maida Vale Underground Station (Bakerloo Line) is less than 500 meters away. The area 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.

ACCOMMODATION

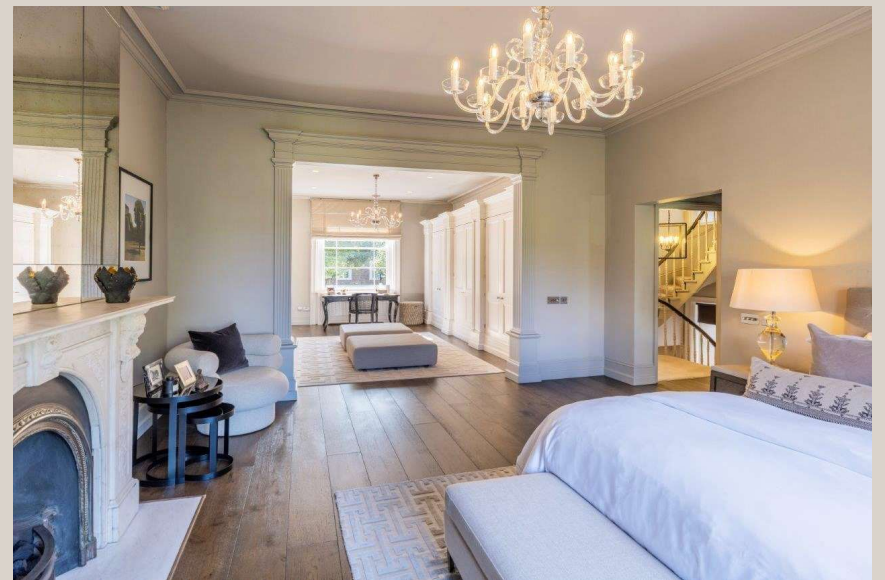
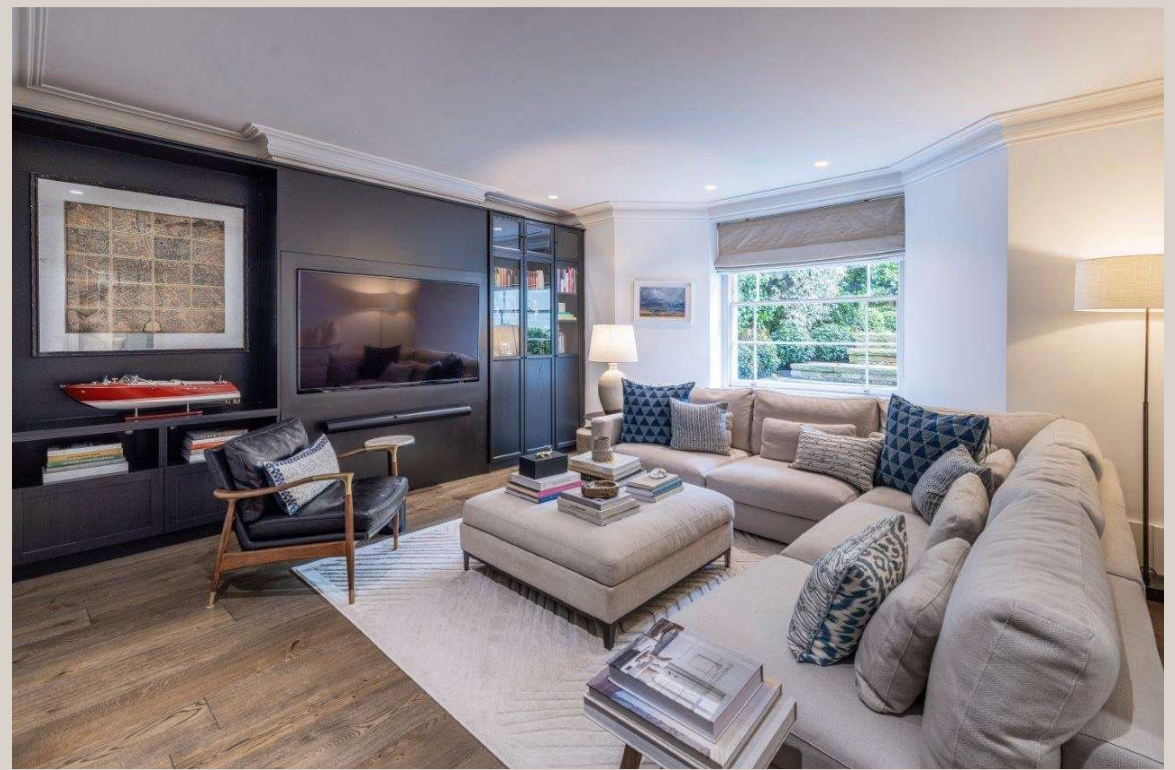
Conservatory
Principal bedroom with dressing room and bathroom
4 further bedrooms (1 en-suite shower room)
Family bathroom
Bed 6/staff
Cloakroom
Utility room
Reception room
Study
Fitted kitchen
Breakfast room

AMENITIES

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

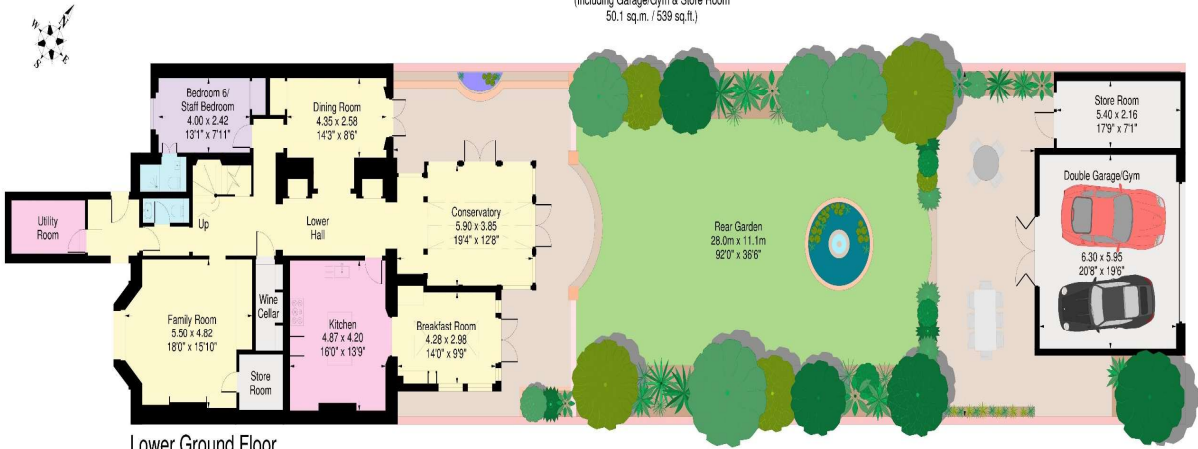




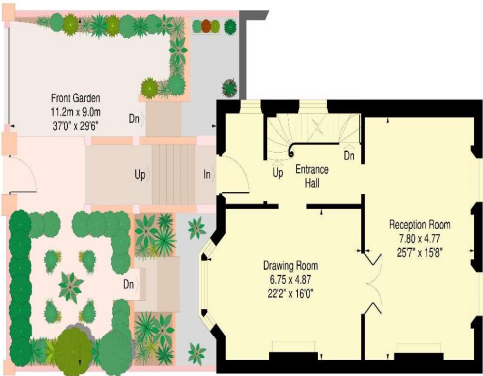


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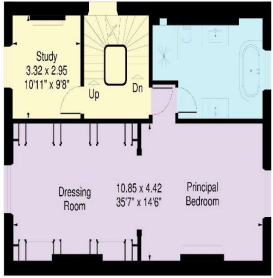
Approximate Gross Internal Area:
Total - 476.3 sq.m. / 5126 sq.ft.
(Including Garage/Gym & Store Room
50.1 sq.m. / 539 sq.ft.)



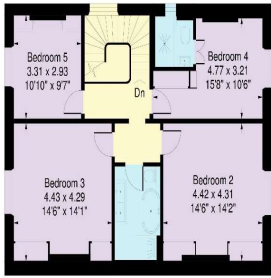
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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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		