



HAMILTON TERRACE
ST JOHN'S WOOD, LONDON NW8



A Refined Retreat on Hamilton Terrace, St John's Wood, NW8

Nestled with the elegant stucco-fronted façade of 72–74 Hamilton Terrace, The Freud is a beautifully crafted residence that reflects the architectural grace of St John's Wood while embracing the sophistication of contemporary design. This exclusive new development offers a rare opportunity to acquire a thoughtfully designed third-floor apartment in one of London's most desirable addresses.

Spanning approximately 1,411 sq ft (131.1 sq m), including a self-contained multi-use studio, The Freud has been thoughtfully designed to maximise space, natural light, and flow, with a focus on refined detailing throughout.

At its heart is a striking reception room, seamlessly connected to a light-filled dining area with dual aspect and a stunning skylight feature, leading into a bespoke kitchen crafted with artisanal finishes, Italian marble, and premium appliances by Gaggenau and Miele. This open-plan space flows effortlessly onto the balcony, offering a peaceful outlook over the landscaped communal gardens — a perfect setting for morning coffee or relaxed evening entertaining.

The Freud features two spacious bedrooms, including a delightful principal suite with a luxurious bathroom complete with a freestanding bath and walk-in shower. A versatile second bedroom, as well as an additional shower room add flexibility and ensure effortless functionality.

Adding to its appeal is a self-contained multi-use studio – ideal as a home cinema, games room, home office or dedicated storage room.

Every detail has been meticulously curated:

Hand-selected Italian marble.

Multi-use studio (156 sq ft / 14.5sq m).

Fine timber finishes.

Direct lift access.

Integrated smart home technology.

Secure underground parking.

Zone-controlled underfloor heating.

Concierge service.

Comfort cooling.

Access to State-of-The-Art gym.

Offered at £4.2m, The Freud delivers exceptional value for a residence of this calibre in a location renowned for its charm, connectivity, and lifestyle appeal.



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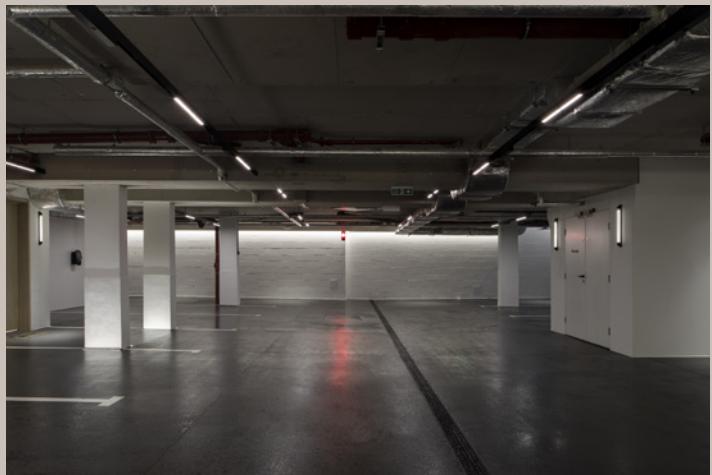


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SELF-CONTAINED MULTI-USE STUDIOS ON BASEMENT LEVEL - EXAMPLE CONFIGURATIONS





LOCATION

Perfectly positioned just moments from Lord's Cricket Ground, The Freud is located 0.6 miles from St John's Wood High Street, with its array of boutique shops, cafés, and amenities. The tranquil waterways of Little Venice (0.7 miles), the open green spaces of Regent's Park and Primrose Hill, and the cultural vibrancy of the West End (1.8 miles) are all within easy reach. The area is also home to several outstanding schools, making The Freud an exceptional choice for families and professionals alike.



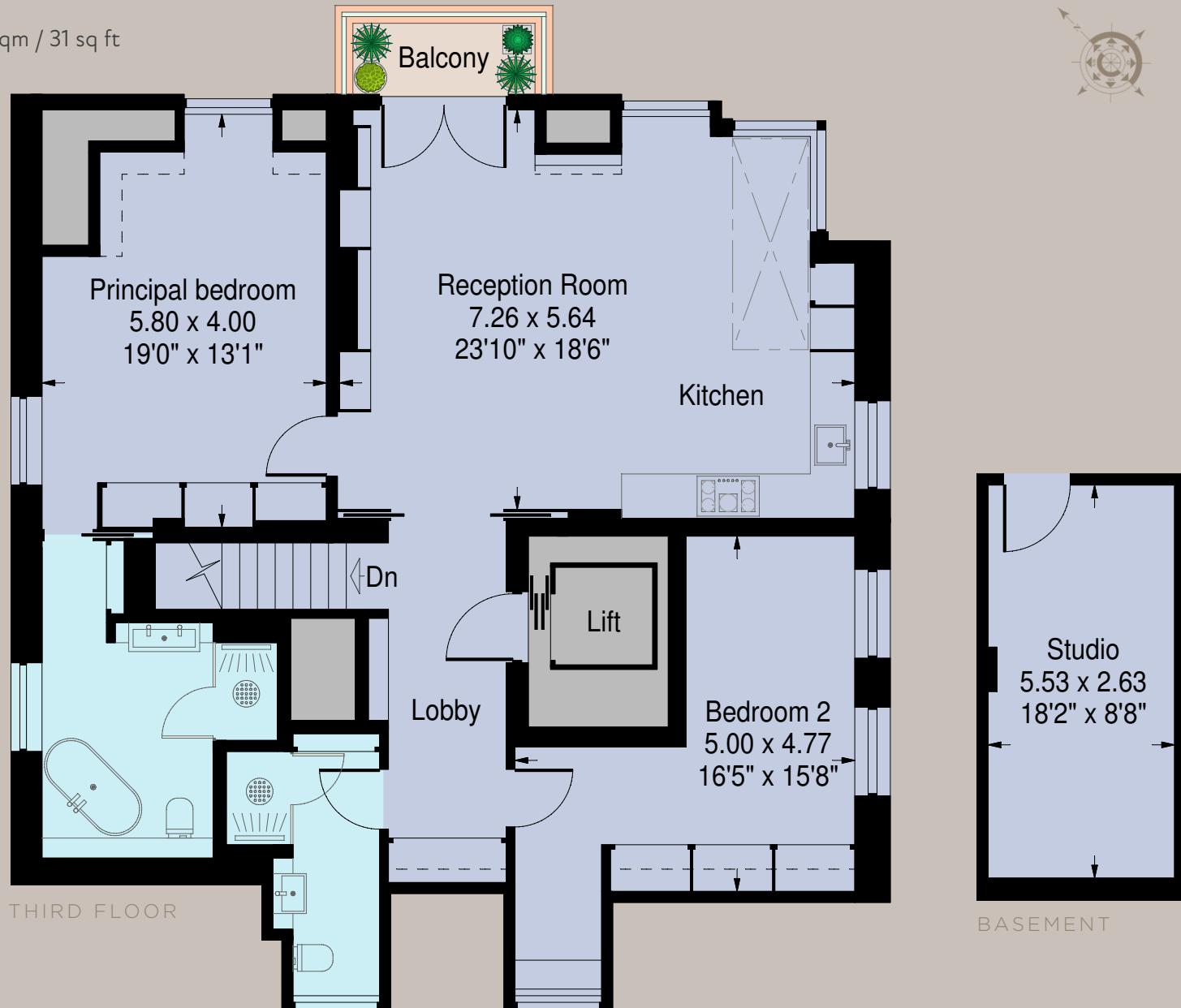
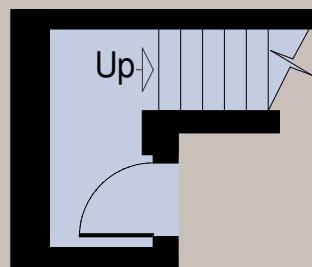
GROSS INTERNAL AREA (APPROX)

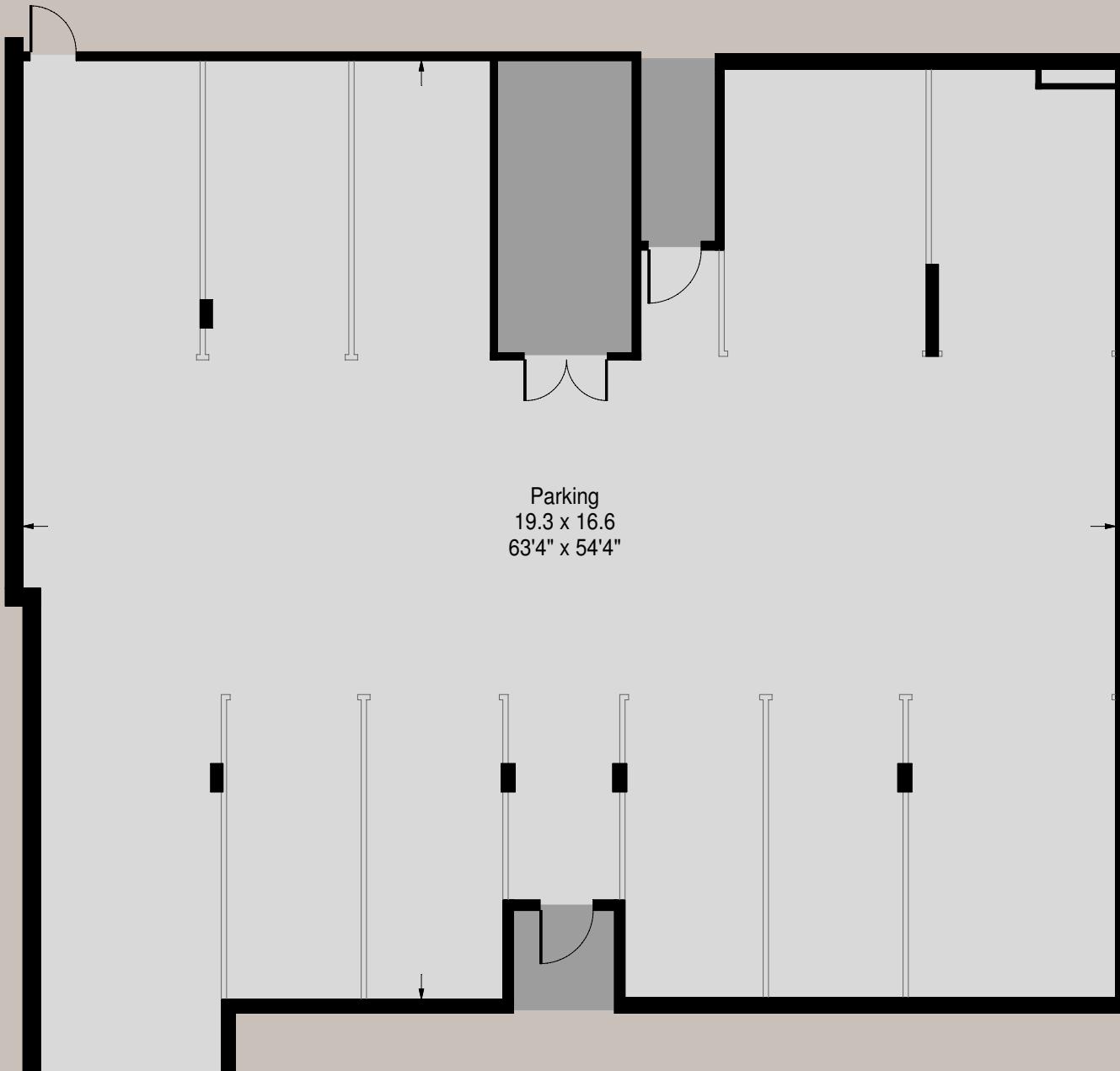
Apartment - 116.6 sqm / 1,255 sq ft

Including reduced height below 1.5m - 2.9 sqm / 31 sq ft

Studio - 14.5 sqm / 156 sq ft

Total - 131.1 sqm / 1,411 sq ft





TERMS

Asking price: £3,250,000

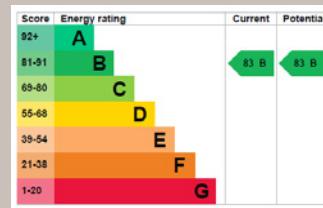
Tenure: Leasehold, 999 years

Local Authority: City of Westminster

Council Tax Band: F

Service charge: £9.50/ft

EPC Rating: B



ASTON CHASE

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Viewing: Strictly by appointment with Aston Chase.

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