



HAMILTON GARDENS

ST JOHNS WOOD, NW8

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An excellent opportunity to acquire a mid-terraced four/five bedroom Victorian terraced home (2,166 sq ft/201 sq m), enviably situated in the heart of St John's Wood. The property has been maintained to an exceptionally high standard throughout and combines the character and proportions of a traditional Victorian home with a versatile and thoughtfully designed layout. The accommodation provides generous living and entertaining spaces, alongside well-proportioned bedrooms and flexible areas that can be adapted to suit a variety of lifestyle requirements.

Hamilton Gardens is a highly desirable residential setting in the heart of St John's Wood, benefiting from a peaceful residential atmosphere while being exceptionally well placed for the area's extensive range of amenities. St John's Wood High Street is within easy reach, offering an excellent selection of shops, cafés, restaurants and everyday conveniences.

St John's Wood Underground Station, served by the Jubilee Line, is also conveniently located nearby, providing fast and direct connections into the West End, Bond Street, London Bridge and Canary Wharf. The area is further complemented by an excellent selection of schools, green open spaces and recreational facilities, including the expansive grounds of Regent's Park within easy reach.

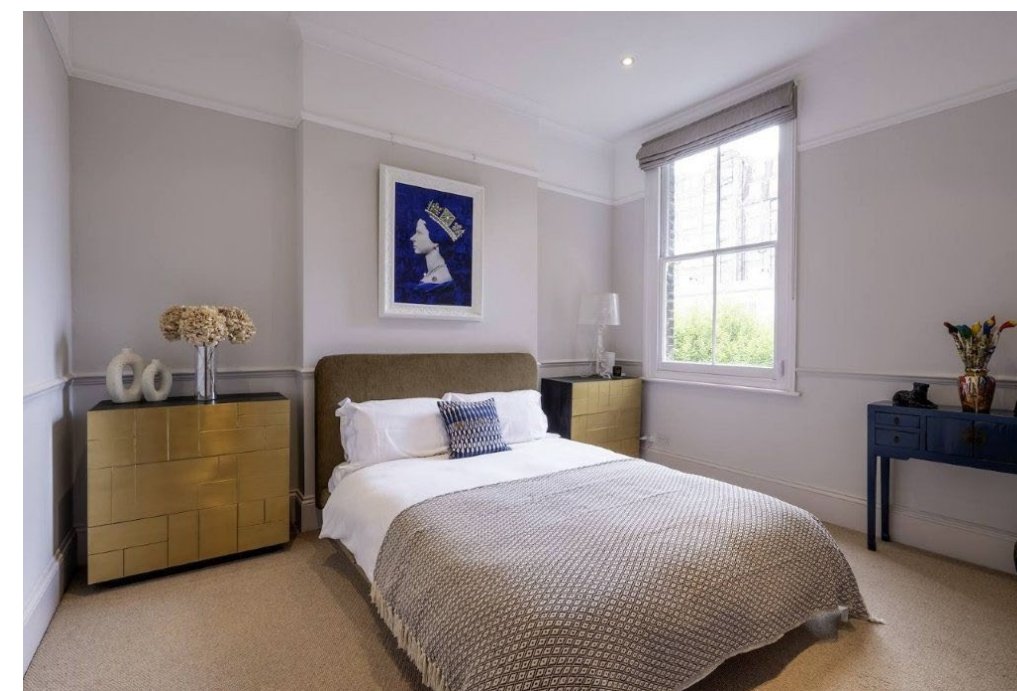












ACCOMODATION

Large Open Plan Drawing/Dining Room, Kitchen/Breakfast Room, Principal Bedroom with Dressing Room and En-Suite Shower Room, Two/Three Further Bedrooms (One with En-Suite Bathroom), Family Bathroom, Fifth Bedroom/Study

AMENITIES

Residents Parking, South Facing Garden, Ample Eaves Storage, Partial Underfloor Heating, Integrated Audio System





Hamilton Gardens, St Johns Wood, NW8

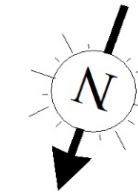
Approximate gross internal area

2166 sq ft / 201.22 sq m

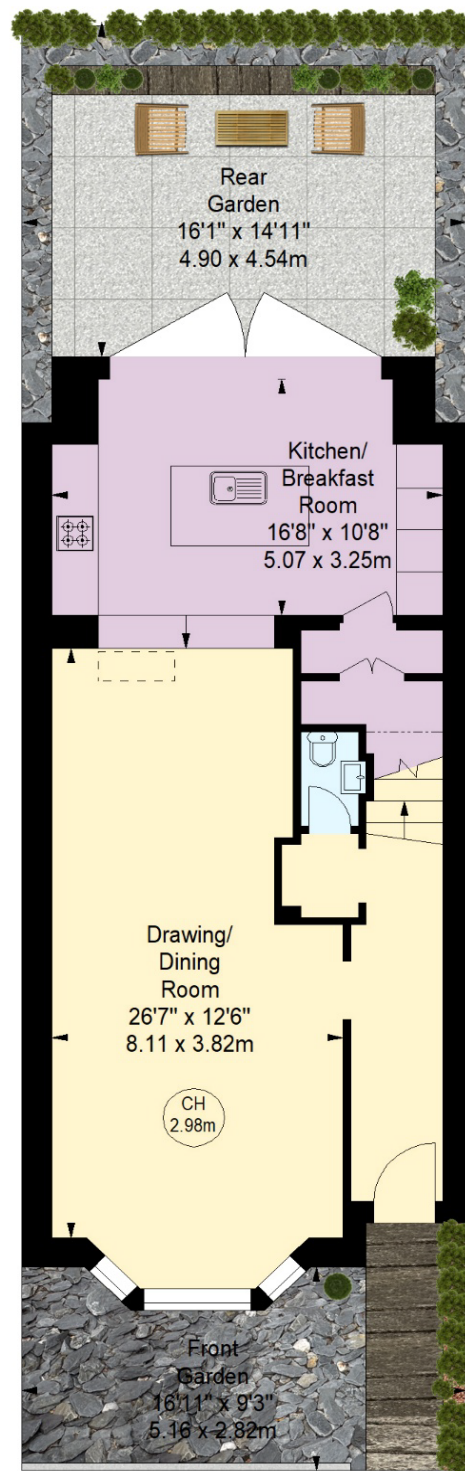
(Including Eaves Storage)

Eaves Storage

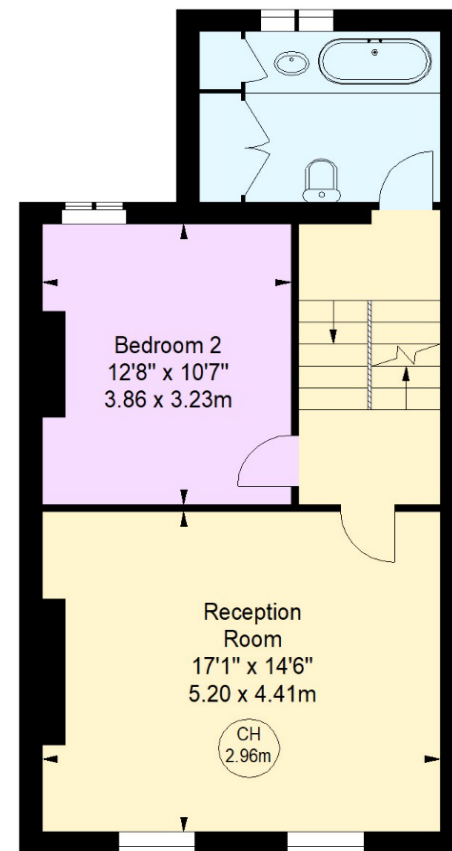
78 sq ft / 7.25 sq m



Key :
CH - Ceiling Height



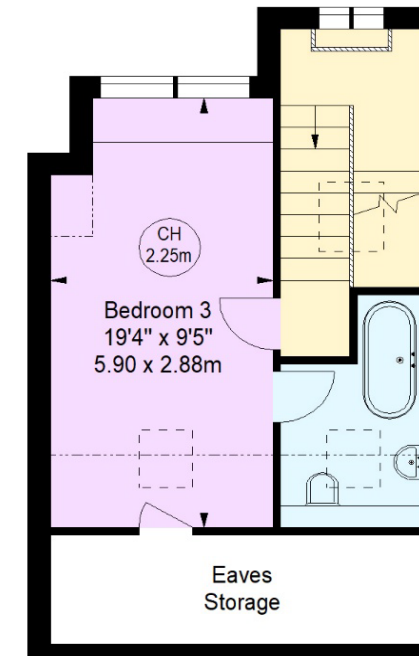
Ground Floor



First Floor



Second Floor



Third Floor



Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

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TENURE: FREEHOLD

COUNCIL TAX: H

EPC: C

GUIDE PRICE: £3,250,000

JOINT SOLE AGENT

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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.