

# ASTON CHASE



## HAMILTON TERRACE

St Johns Wood, NW8

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A unique opportunity to acquire a beautifully kept and charming three-bedroom (1768 sq.ft 164 sq.m) garden apartment in this prime St Johns Wood location. The apartment offers lateral living with a beautifully kept private terrace, a lock-up garage and well-proportioned living accommodation.

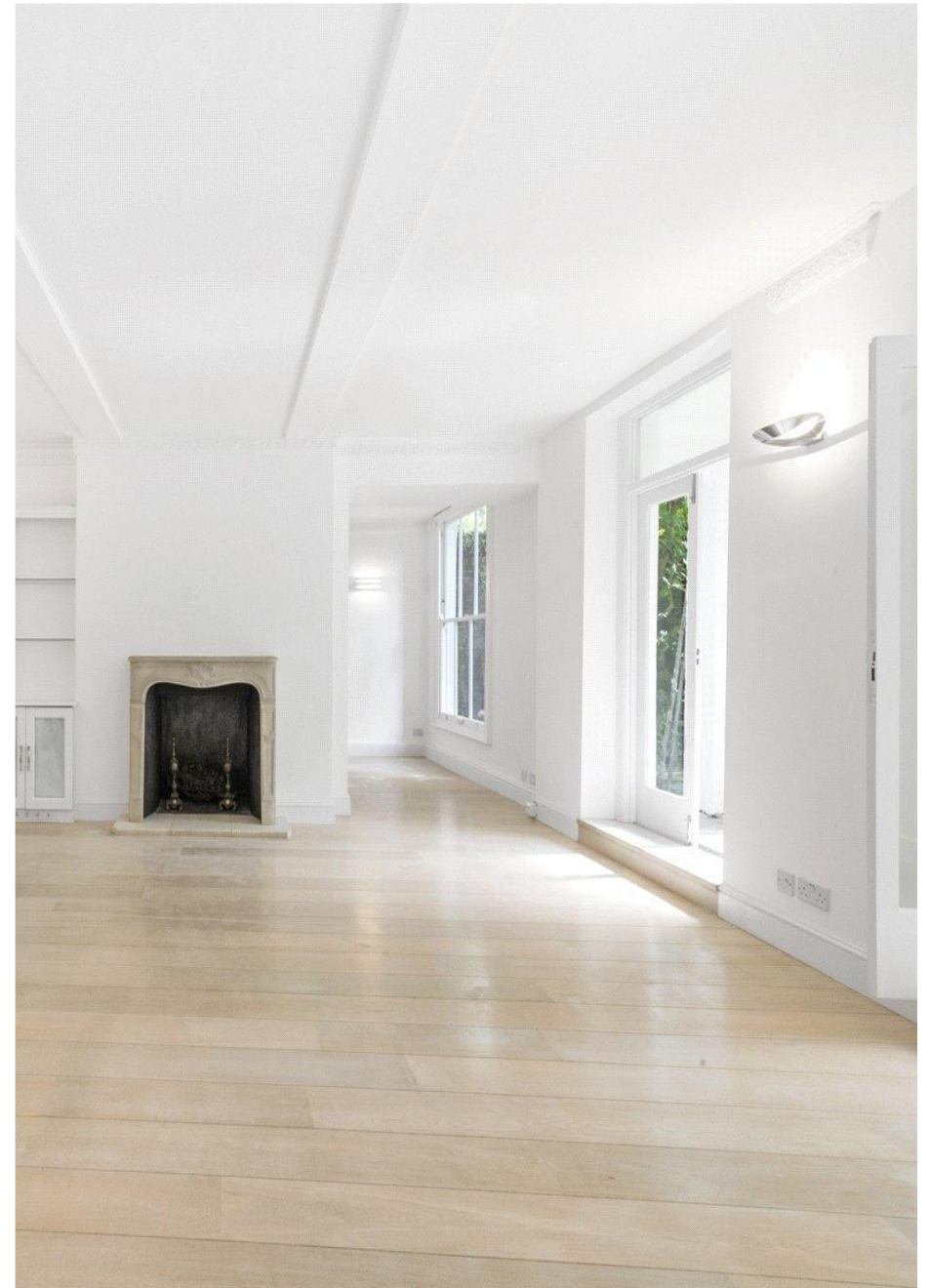
Hamilton Terrace is ideally located within close proximity to the extensive shops, boutiques and restaurants of Little Venice (Clifton Gardens) and St John's Wood (St John's High Street), transport links including Maida Vale Underground Station (Bakerloo Line) and St John's Wood Underground Station (Jubilee Line) providing easy access to the West End, City and Canary Wharf whilst the open spaces of Primrose Hill and Regent's Park are also within walking distance.

### ACCOMMODATION

Three Bedrooms, two bathrooms and separate WC, modern kitchen, large living room, Walk in Wardrobe, Private terrace, Lock-up garage

### AMENITIES

Prime St Johns Wood location  
Private terrace  
Lock up garage



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Approximate Gross Internal Area = 1722 sq ft / 160 sq m



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID789969)

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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## IMPORTANT NOTICE

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