



## Hamilton Gardens | London | NW8

£3,800 Per Week |

 4  3  2  C

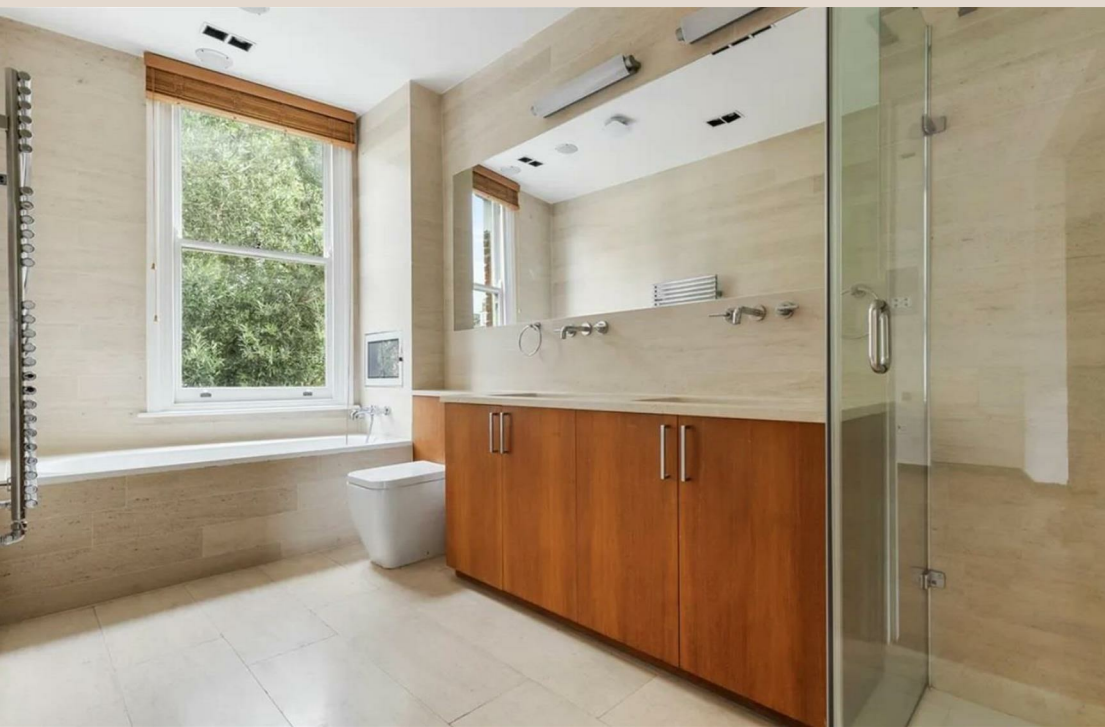
**ADN**  
RESIDENTIAL

A magnificent four bedroom period house is located 0.5 miles to the amenities of St John's Wood High Street and 0.4 miles to St Johns Wood Underground station. Featuring luxuries such as air conditioning, Bose multi-room Hi-Fi system and natural stone flooring with under floor heating. The accommodation of approximately 3,000 sq ft comprises three receptions, family room, fully fitted eat-in kitchen, principal bedroom with en-suite bathroom, three further bedrooms, study, three bathrooms (two en-suite), guest WC, utility room, balcony and a West facing landscaped garden.

- 4 Bedrooms
- Open Plan Kitchen/Family Room
- 4 Bathrooms
- Double Reception Room
- Patio Garden
- Prime Location

Council Tax Band: H  
EPC: C







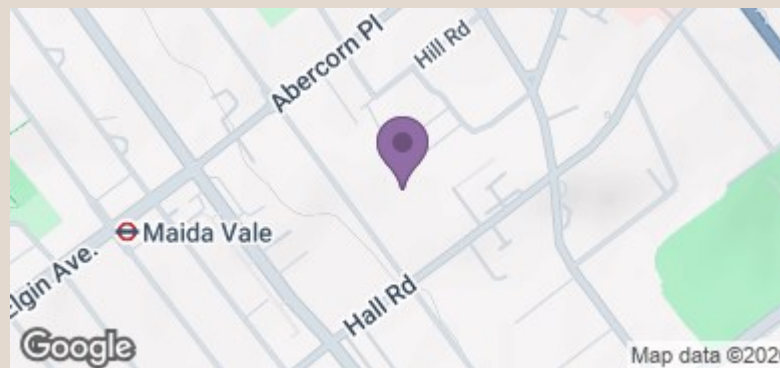
## Hamilton Gardens, NW8

Approximate Gross Internal Area = 3011 sq ft / 279.7 sq m

Restricted Height = 74 sq ft / 6.9 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

info@adnresidential.co.uk | 020 7407 5155