



Hamilton Terrace | London | NW8

Asking price £5,900,000 |

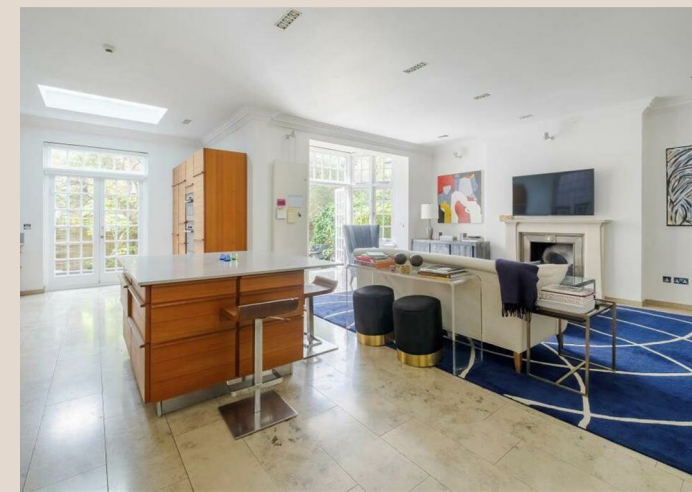
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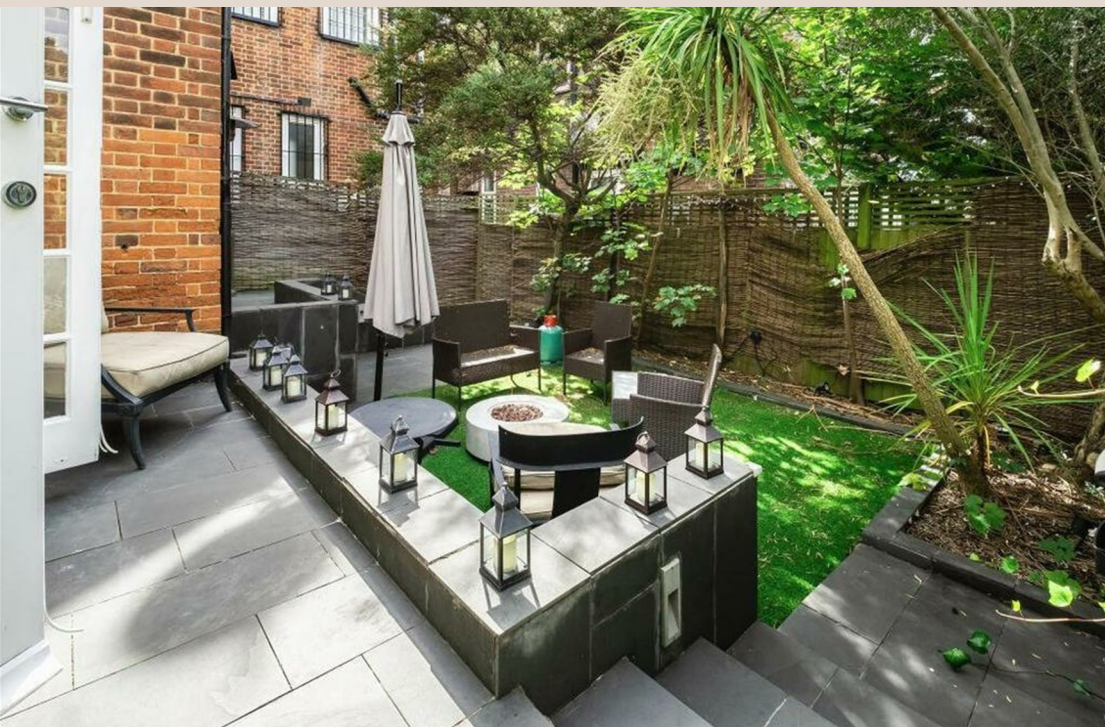
ADN
RESIDENTIAL

A wonderful six bedroom family home set on one of St John's Wood's most exclusive roads, close to the High Street and Underground station (Jubilee line). The accommodation of approx. 3100 sq ft, arranged over three floors, includes a principal bedroom with en-suite bathroom and walk-in wardrobe, five further bedrooms, three further bathrooms (two en-suite), reception room, family room, dining room, open plan kitchen/breakfast room with granite work tops and built in Siemens appliances, utility room and a landscaped garden. Further benefits include Bose multi room "Lifestyle 48" hi-fi system, Lutron lighting and air conditioning to main areas.

- 6 Bedrooms
- 4 Bathrooms
- Front & Rear Garden
- 4 Receptions
- Principal Bedroom Suite
- Prime Location

Council Tax Band: H
EPC: D







HAMILTON TERRACE

Approximate Gross Internal Area (excluding reduced headroom)

Ground floor = 1200 sq. ft. (111.5 sq. m.)

First floor = 1069 sq. ft. (99.3 sq. m.)

Second floor = 722 sq. ft. (67.1 sq. m.)

Reduced headroom = 89 sq. ft. (8.3 sq. m.)

Total = 3080 sq. ft. (286.2 sq. m.)



Second Floor

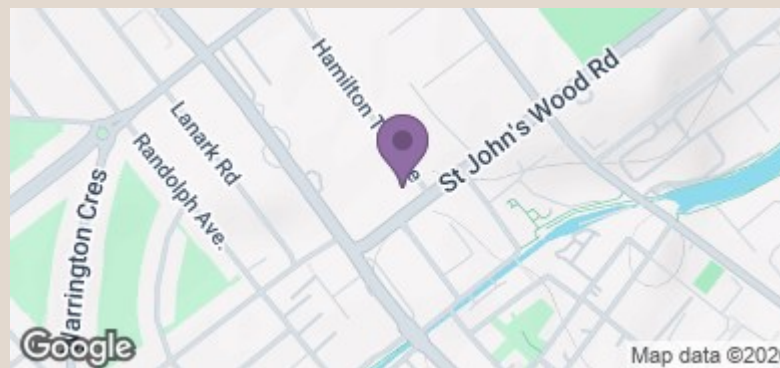


Ground Floor



First 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	77
EU Directive 2002/91/EC			