

## HAMILTON TERRACE, NW8 £1,500,000 SHARE OF FREEHOLD

Rarely available, a stunning grand raised ground floor one bedroom apartment, forming part of a beautiful period detached house, located on one of the most desirable, wide, tree-lined streets in St John's Wood. The apartment offers well-proportioned accommodation with some wonderful original features including parquet flooring throughout, a large principal bedroom suite, a grand reception room with high ceilings (approximately 3.6 metres) with beautiful cornicing, floor-to-ceiling French doors offering wealth of natural light which open onto a large private roof terrace. Hamilton Terrace is a popular sought-after location, ideally positioned for all the amenities offered by both St John's Wood and Little Venice, including the famous Lord's Cricket Ground, boutique shops, cafes on St John's Wood High Street (0.5 miles) and the Underground at Warwick Avenue (Bakerloo line - 0.4 miles).

Principal Bedroom | Bathroom Suite | Grand Reception Room | Kitchen | Terrace | High Ceilings | Full Length Sash Windows | Share Of Freehold

**Winkworth**

View our virtual tour here: <https://youtu.be/JpG7X6RmLNc?si=Og7k4rLtvHkbHBZd>

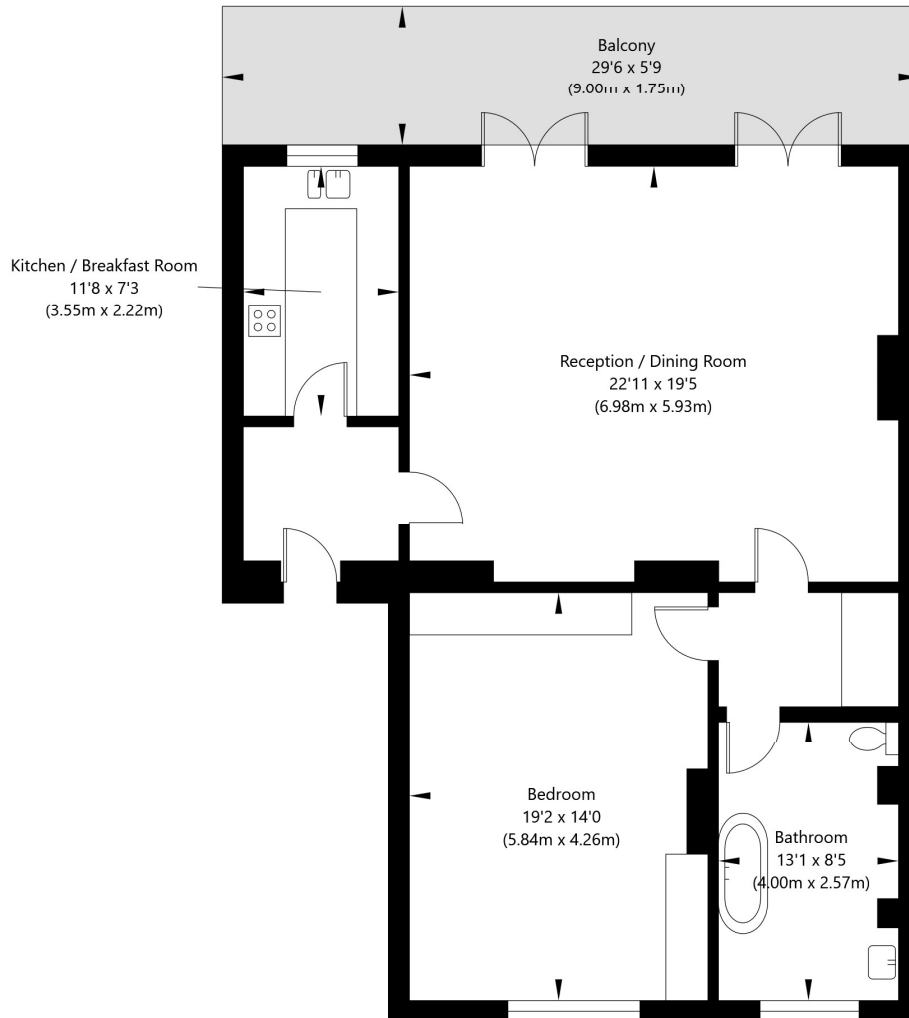
for every step...

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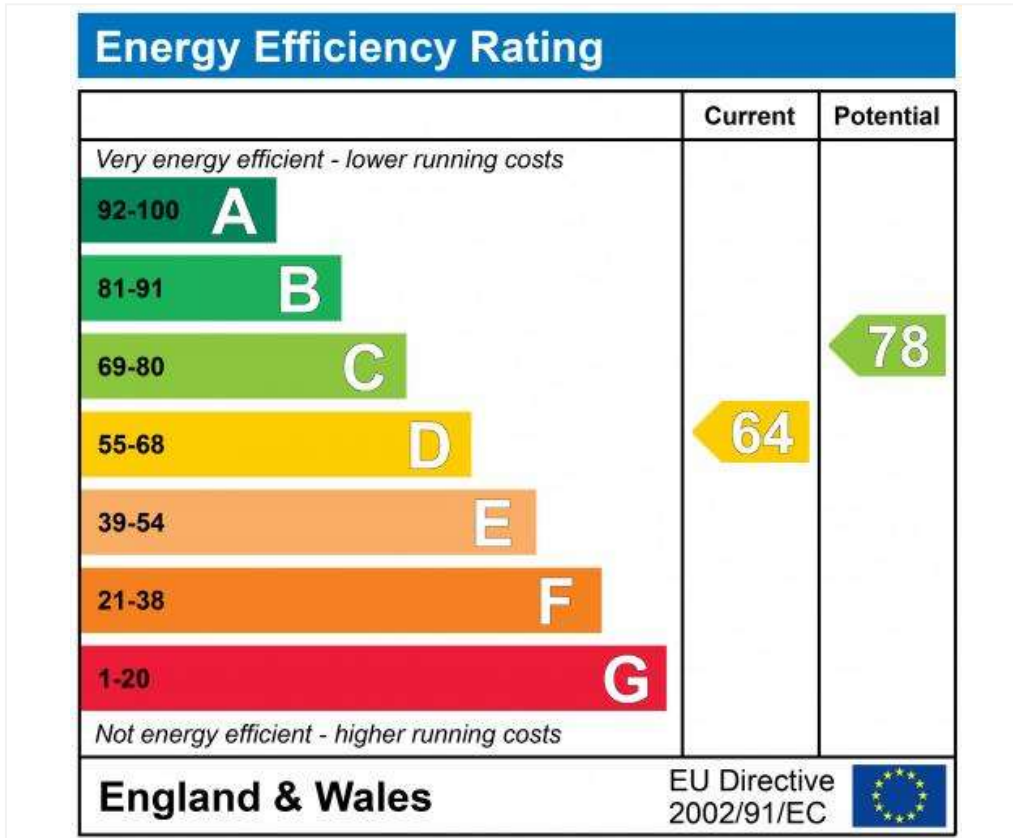
# Hamilton Terrace, London NW8 9UG

Raised Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 97.26 SQ M / 1047 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 97.26 SQ M / 1047 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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**Tenure:** Share of Freehold

**Term:** Expires - 29/09/3008

**Service Charge:** £3,445.78 per annum

**Ground Rent:** A peppercorn (subject to increase)

**Council Tax Band:** F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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