



## HAMILTON GARDENS, NW8 **£2,950,000** FREEHOLD

A rare opportunity to purchase this mid-terrace Victorian house (2754 sqft/ 256 sqm) that is currently arranged as 8 self-contained studio flats located in this quiet enclave adjacent to Abbey Road.

Arranged over 4 floors, the house benefits from a rear south facing garden and the possibility of extending the lower ground floor thus increasing the overall size of the house.

Hamilton Gardens is located 0.5 miles away from the shopping and transport facilities of St John's Wood High Street. whilst the open spaces of Regents Park are 0.8 miles away.

Eight Self Contained Studio Flats | Separate Laundry | South Facing Rear Garden | Residents Permit Parking | Potential to Extend (STPP) | Freehold

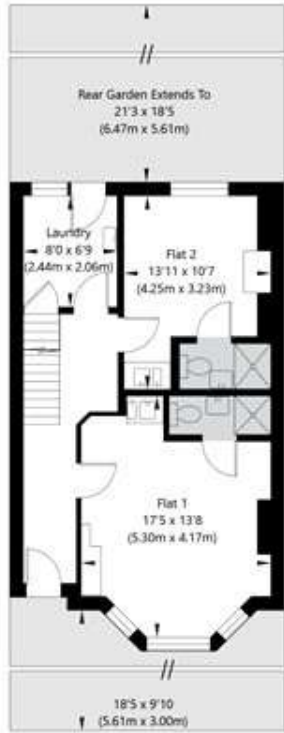
**Winkworth**

for every step...

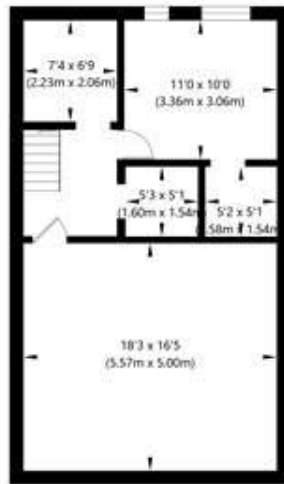
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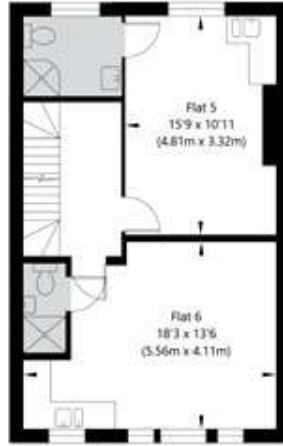
# Hamilton Gardens, London NW8 9PX



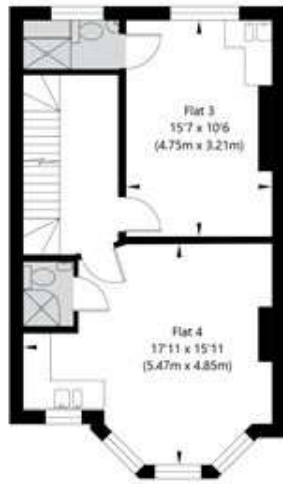
**Ground Floor**  
GROSS INTERNAL FLOOR AREA  
APPROX. 49.53 SQ M / 533 SQ FT



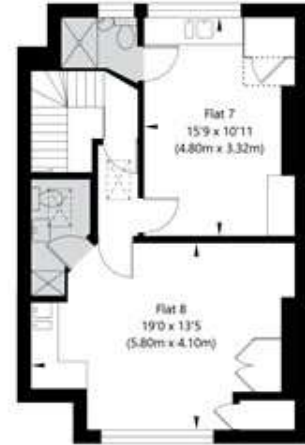
**Cellar**  
GROSS INTERNAL FLOOR AREA  
APPROX. 55.1 SQ M / 593 SQ FT



**Second Floor**  
GROSS INTERNAL FLOOR AREA  
APPROX. 50.4 SQ M / 543 SQ FT



**First Floor**  
GROSS INTERNAL FLOOR AREA  
APPROX. 50.05 SQ M / 539 SQ FT

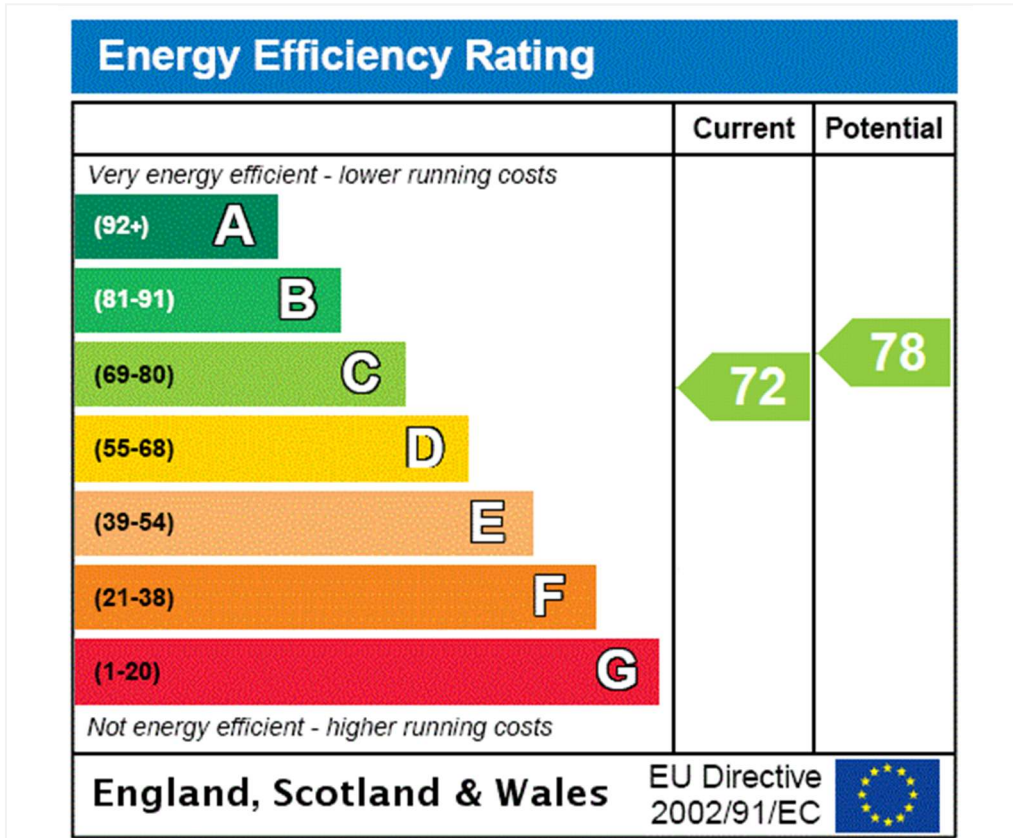


**Third Floor**  
GROSS INTERNAL FLOOR AREA  
APPROX. 50.76 SQ M / 546 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 255.84 SQ M / 2754 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



**Tenure:** Freehold

**Council Tax Band:** H

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St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 | stjohnswood@winkworth.co.uk

for every step...

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