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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



**HAMILTON GARDENS
ST JOHN'S WOOD
LONDON, NW8**

**FREEHOLD
GUIDE PRICE £3,250,000
SUBJECT TO CONTRACT**

JOINT SOLE AGENT

An exciting opportunity to acquire a beautiful mid-terrace Victorian four bedroom family home (194 sq m/2,098 sq ft) positioned in the heart of St John's Wood. This well presented house features light and well planned accommodation and benefits from a south facing rear garden.

Hamilton Gardens is one of the quietest streets in St John's Wood discreetly located approximately 0.4 miles from The American School of London, St John's Wood High Street and St John's Wood Underground Station (Jubilee Line).

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ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom
- Three Further Bedrooms (One with En-Suite Shower Room)
- Living Room
- Dining Room
- Kitchen
- Family Bathroom
- Utility Room
- Guest Cloakroom

AMENITIES

- Residents Parking Permits
- South Facing Patio
- Close to High Street

COUNCIL TAX

Westminster (Band H)

EPC RATING:

TBC

IMPORTANT NOTICE

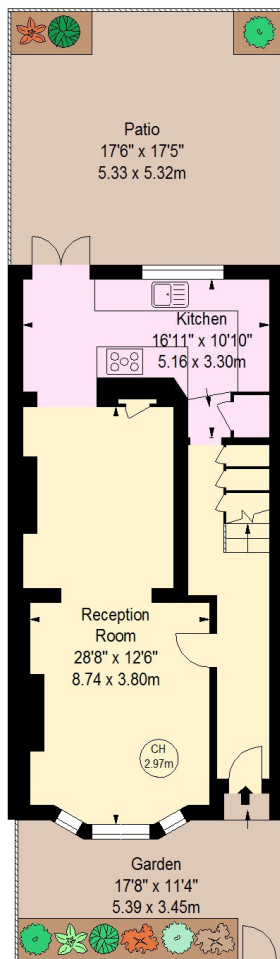
These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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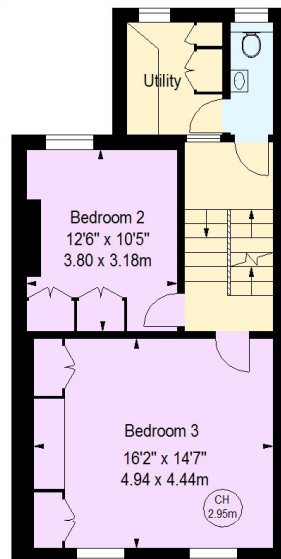
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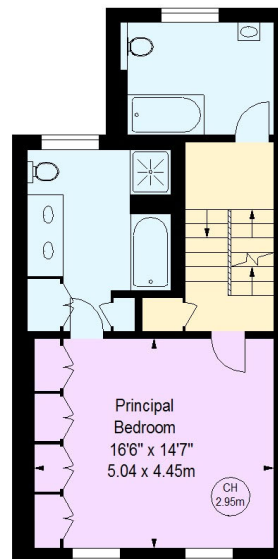




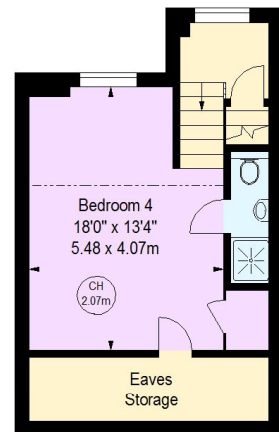
Ground Floor



First Floor



Second Floor



Third Floor

Hamilton Gardens, NW8

Approximate gross internal area

2098 sq ft / 194.90 sq m
(Including Eaves Storage)

Eaves Storage
81 sq ft / 7.52 sq m



Key :
CH - Ceiling Height

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

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