

# ASTONCHASE

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



HAMILTON TERRACE  
ST JOHN'S WOOD  
LONDON, NW8

LEASEHOLD 91 YEARS  
REMAINING

ASKING PRICE £4,395,000  
SUBJECT TO CONTRACT

JOINT SOLE AGENT

A beautifully refurbished three bedroom garden apartment which has been tastefully decorated and benefits from excellent entertainment space. This apartment comprises of a luxurious master bedroom with en-suite bathroom, two further double bedrooms both of which are en-suite, spacious reception room leading onto an outdoor entertainment area, modern fully fitted kitchen and large garden with a separate studio and off street parking for two cars. This property further benefits from excellent built in storage, security intercom system, CCTV, underfloor heating and home lighting system.

Hamilton Terrace is ideally located for the amenities of both St John's Wood and Maida Vale with its village-like ambiance, elegant Regency and contemporary buildings. St John's Wood is one of central London's most sought-after addresses and convenient for all the amenities of London's West End and Regents Park (Jubilee Line).



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## ACCOMMODATION

- Fully Fitted Kitchen
- Reception/Dining Room
- Principal Bedroom with En-Suite Bathroom
- Further Two Double Bedrooms (One En-Suite)
- Family Bathroom

## AMENITIES

- CCTV
- Private Garden
- Separate Studio
- Security Intercom
- Under Floor Heating
- Parking Available for Two Cars

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## COUNCIL TAX

Westminster (Band H)

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## EPC RATING:

TBC

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## 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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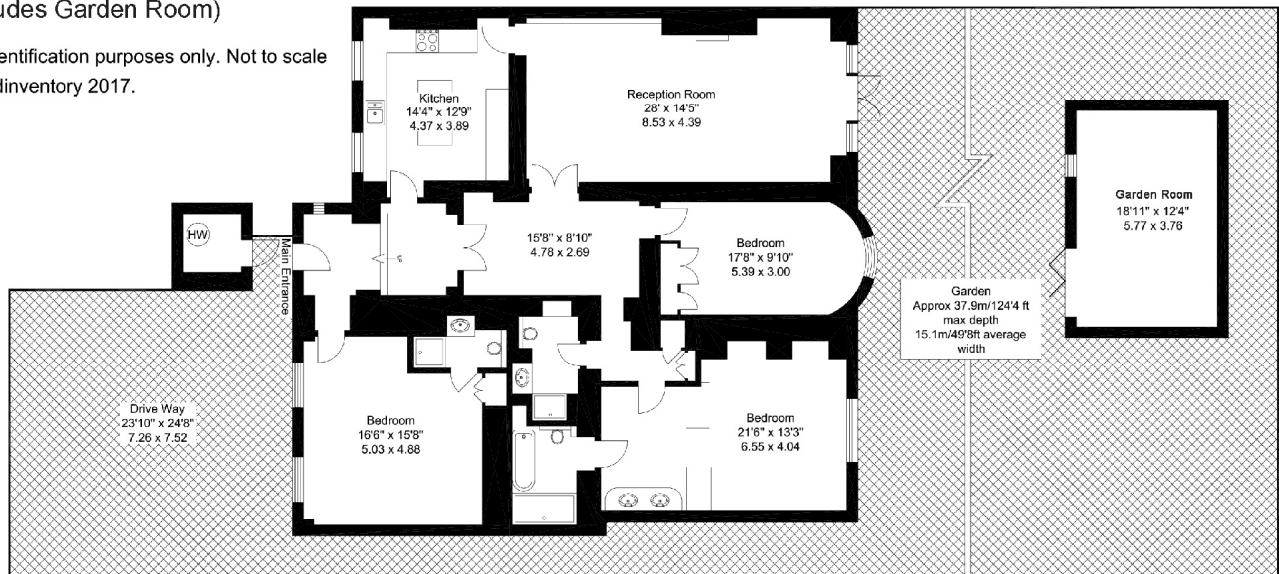
## Hamilton Terrace, NW8

205 sq m (2,211 sq ft)

(Includes Garden Room)

For identification purposes only. Not to scale

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