

ASTONCHASE

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



**HAMILTON GARDENS
ST JOHN'S WOOD
LONDON
NW8 9PU**

**£3,750 PER WEEK
SUBJECT TO CONTRACT**

Measuring approximately 3,000sq ft this magnificent four double bedroom period house which has just undergone an extensive refurbishment program is perfect for family living.

This beautiful property features luxuries such as air-conditioning, a Bose multi-room Hi-Fi system and natural stone flooring with under floor heating.

The property is ideally located for the shops and amenities of St John's Wood High Street and the Underground Station (Jubilee Line).



ACCOMMODATION

- Principle Bedroom with En-Suite Bathroom & Dressing Room)
- Three Further Bedrooms (Two with En-Suite Bathrooms)
- Family Bathroom
- Fully Fitted Kitchen
- Double Reception Room
- Family Room
- Study
- Kitchenette

FEATURES

- Underfloor Heating (throughout Lower & Ground Floors)
- Air Conditioning
- Balcony
- Garden
- Utility Room

COUNCIL TAX

Westminster (Band H)

EPC RATING:

D

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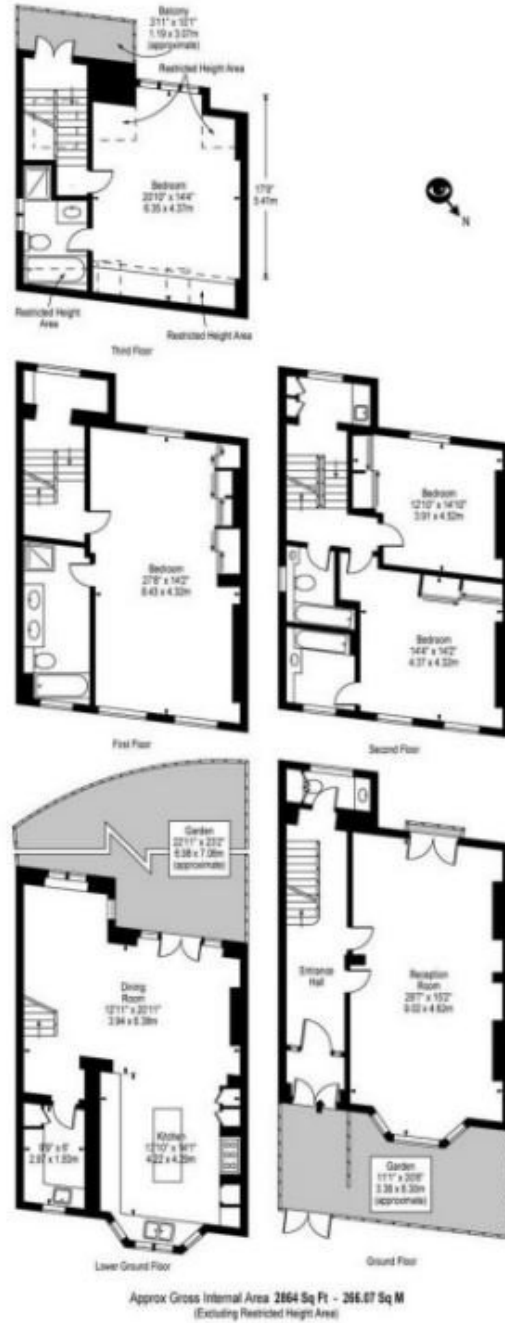
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IMPORTANT NOTICE

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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