



Hamilton Terrace, St John's Wood, London, NW8

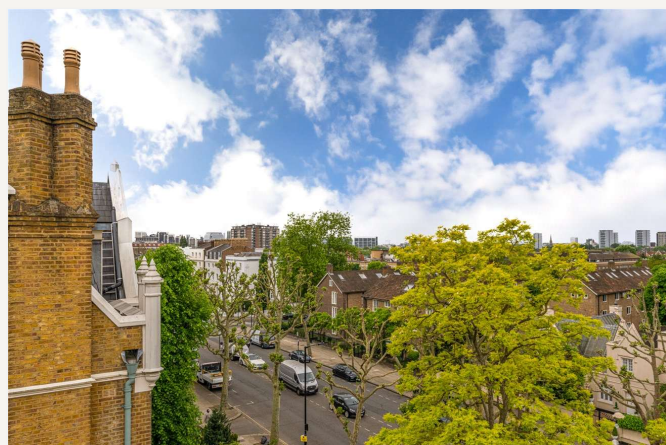
£700,000 *Leasehold*

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A well-presented apartment, situated on the third floor of this attractive period building and located on one of St John's Wood's most prestigious roads.

Hamilton Terrace is an expansive, tree lined road, and is conveniently located for the shops, cafés and transport facilities of both St John's Wood (Jubilee Line) and Maida Vale (Bakerloo Line).

This property comprises two double bedrooms, a reception, kitchen and bathroom.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

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KEY FEATURES

- Two Bedrooms
- Shower Room
- Reception Room
- Separate Kitchen
- Private Balcony
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Term: 87 year and 9 months

Service Charge: £5,561.64 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: F

EPC rating: F





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

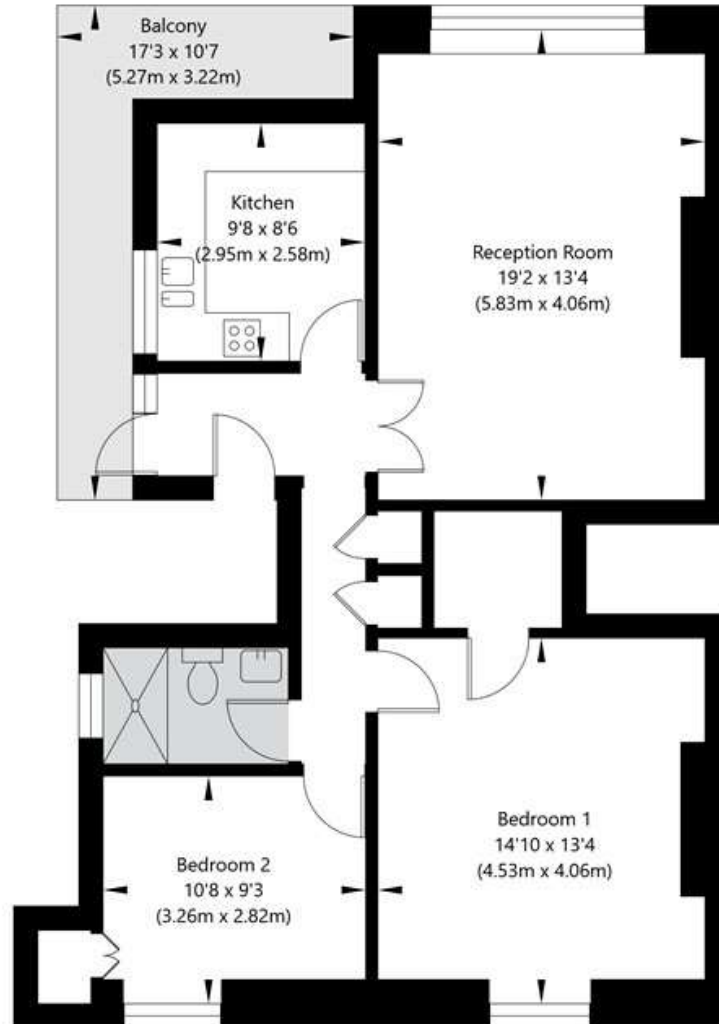
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD000879>

Hamilton Terrace, London NW8 9UT

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 75.75 SQ M / 815 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 75.75 SQ M / 815 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.

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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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