



## HAMILTON HOUSE, ST JOHN'S WOOD, LONDON, NW8 £950,000 LEASEHOLD

A bright two-double bedroom apartment, located on the third-floor of this secure portered development with the added benefit of an allocated parking space. The property benefits from a 21ft reception room, which leads directly on to a south-facing terrace with views overlooking communal gardens. There is also the added benefit of a guest WC and a separate fully fitted kitchen. The lease expires 05/02/2071 and is offered for sale with no onward chain.

Two Bedrooms | Bathroom | Reception/Dining Room | Separate Kitchen | Private Terrace | Guest WC | Porterage | Passenger Lift | Communal Gardens | Allocated Parking Space | Leasehold

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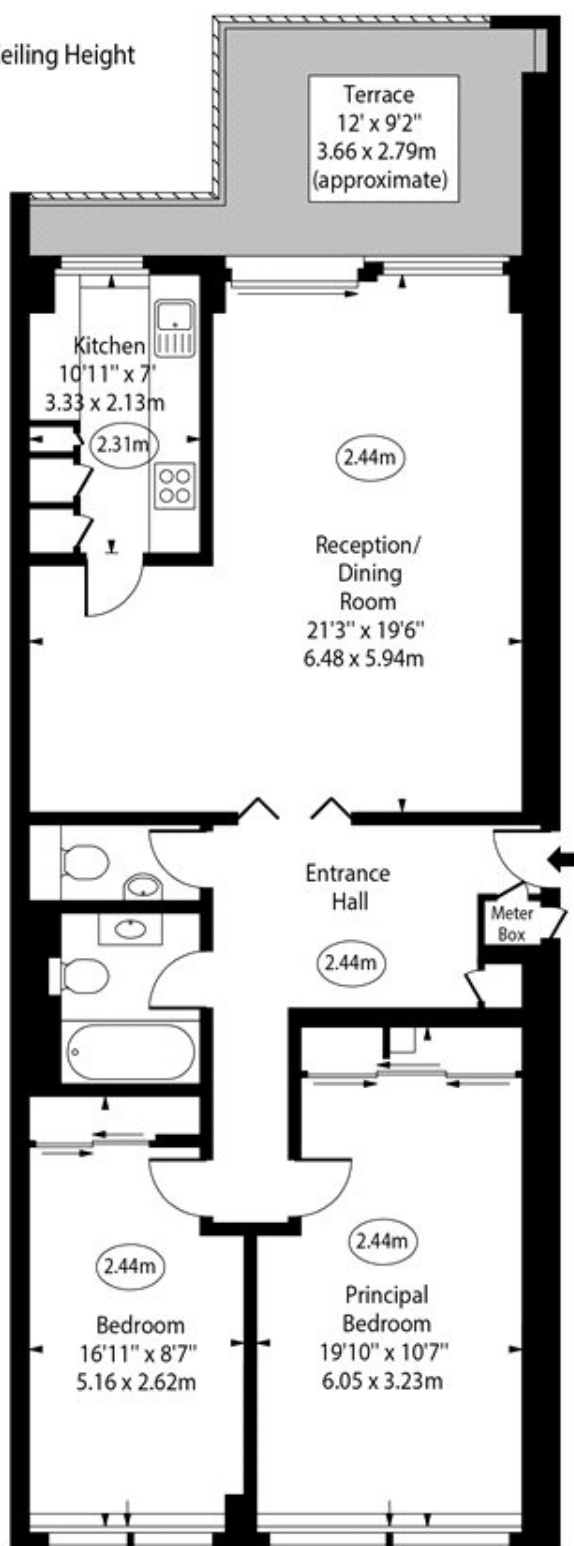
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Hamilton House,  
Hall Road, NW8 9PN

○ - Ceiling Height



Third Floor

Approx Gross Internal Area      965 Sq Ft - 89.65 Sq M

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
Ref. No. 026967M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 05/02/2071

**Service Charge:** £14,710 per annum

**Ground Rent:** £225 Annually (subject to increase)

**Council Tax Band:** G

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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