

## HAMILTON GARDENS, NW8 £2,950,000 FREEHOLD

A rare opportunity to purchase this mid-terrace Victorian house (2754 sqft/ 256 sqm) that is currently arranged as 8 self-contained studio flats generating an income circa £142,000 per annum, located in this quiet enclave adjacent to Abbey Road.

Arranged over 4 floors, the house benefits from a rear south facing garden and the possibility of extending the lower ground floor thus increasing the overall size of the house.

Hamilton Gardens is located 0.5 miles away from the shopping and transport facilities of St John's Wood High Street. whilst the open spaces of Regents Park are 0.8 miles away.

Eight Self Contained Studio Flats | Separate Laundry | South Facing Rear Garden | Residents Permit Parking | Potential to Extend (STPP) | Freehold

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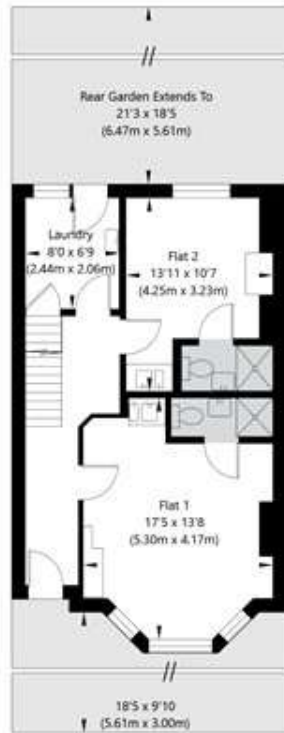
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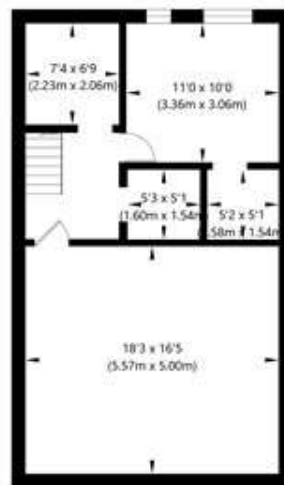




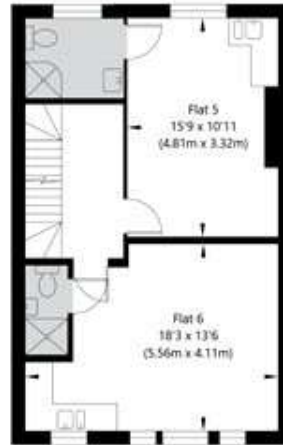
## Hamilton Gardens, London NW8 9PX



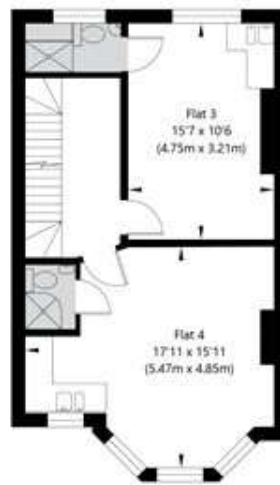
Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 49.53 SQ M / 533 SQ FT



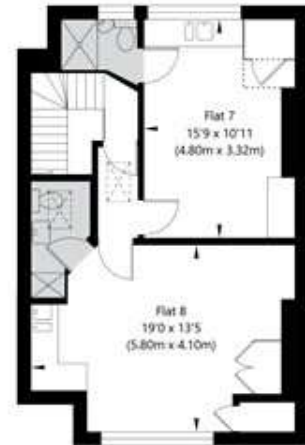
Cellar  
GROSS INTERNAL FLOOR AREA  
APPROX. 55.1 SQ M / 593 SQ FT



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 50.4 SQ M / 543 SQ FT



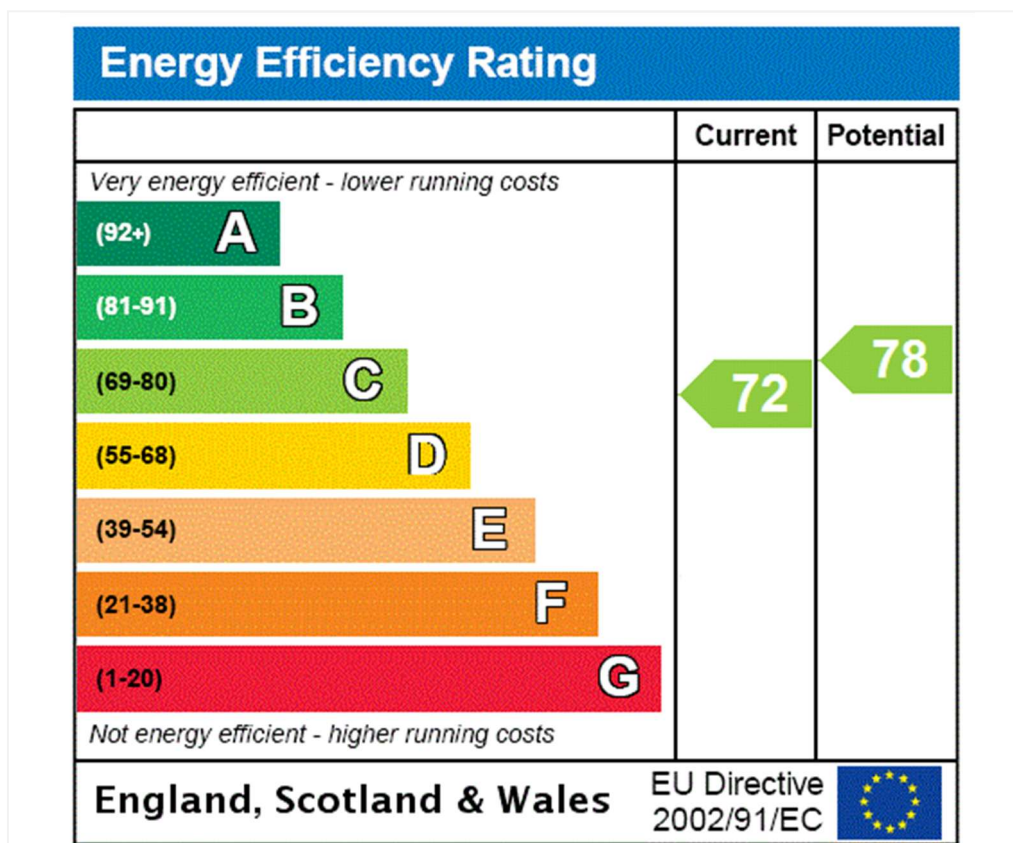
First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 50.05 SQ M / 539 SQ FT



Third Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 50.76 SQ M / 546 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 255.84 SQ M / 2754 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.



**Tenure:** Freehold

**Council Tax Band:** H

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