



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

£1,095,000 *Leasehold*



A beautifully appointed, two-double bedroom apartment, located on the third-floor of this charming period conversion on one of St John's Wood's most desirable tree-lined streets. The property boasts a 21ft reception room, a separate kitchen, two bathrooms and far-reaching views from the bedrooms and reception room. This wonderful location, is less than 100 metres from Abbey Road and approximately 0.5 miles away from St John's Wood High Street, Underground Station (Jubilee Line) and Maida Vale Underground Station (Bakerloo Line). Furthermore, both Lord's Cricket Ground and Regent's Park are within a one mile radius and the property is offered for sale, with no onward chain.



Winkworth St John's Wood

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KEY FEATURES

- Principal Bedroom with En-Suite Bathroom
- Second Bedroom
- Shower Room
- Separate Kitchen
- Reception Room
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 26/09/2141

Service Charge: £2,300 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: F

EPC rating: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

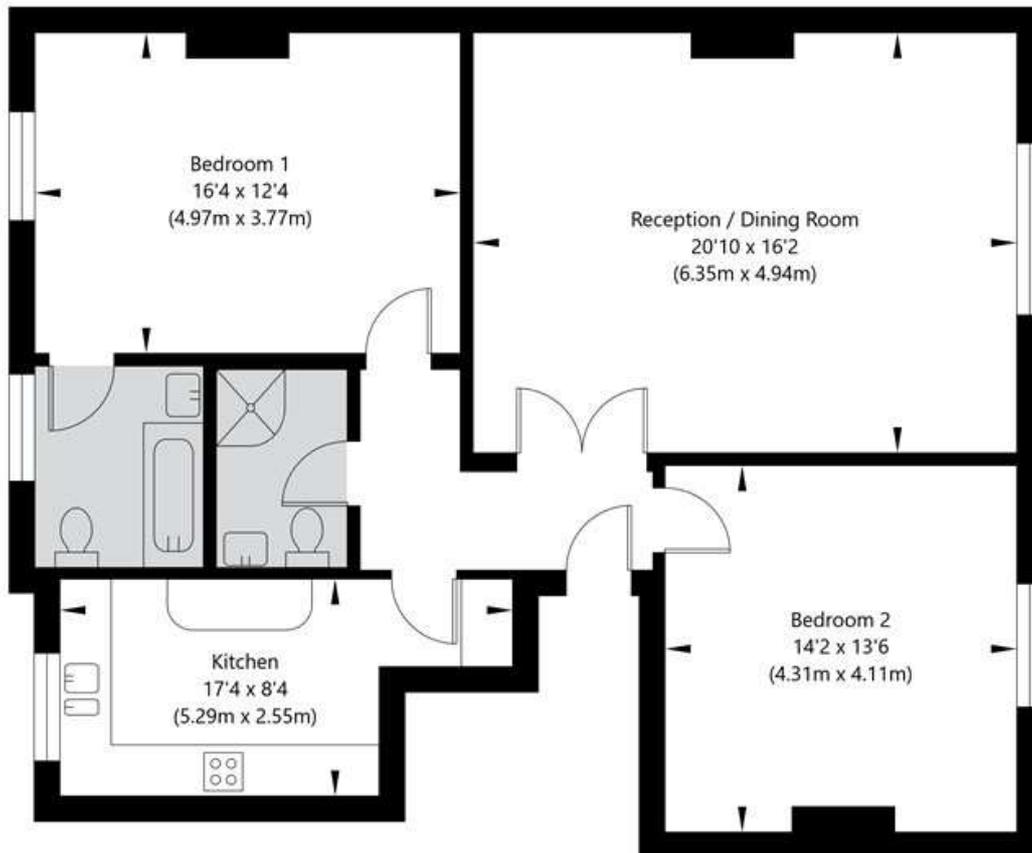
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260076>

Hamilton Terrace, London NW8 9QR

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 96.81 SQ M / 1042 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 96.81 SQ M / 1042 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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