



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.



Winkworth St John's Wood

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KEY FEATURES

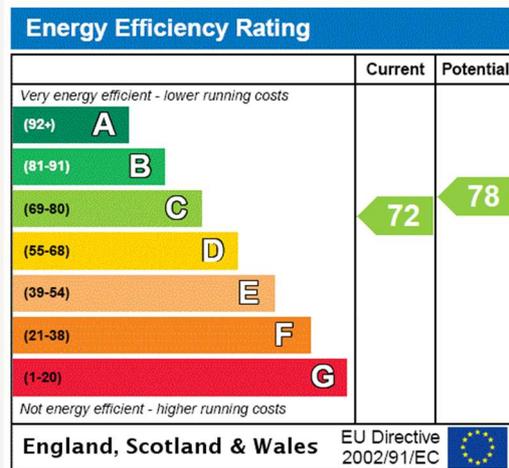
- Eight Self Contained Studio Flats
- Separate Laundry
- South Facing Rear Garden
- Residents Permit Parking
- Potential to Extend (STPP)
- Freehold



MATERIAL INFO

Tenure: Freehold
Council Tax Band: H
EPC rating: C



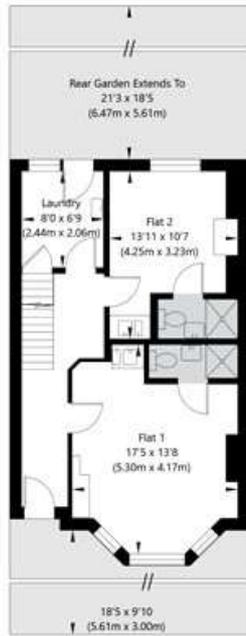


For more information, scan the QR code or visit the link below

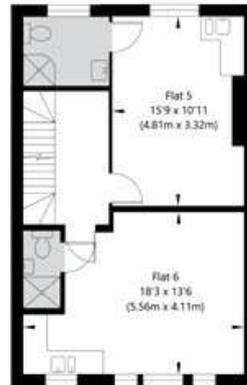


<https://www.winkworth.co.uk/sale/property/SJD250031>

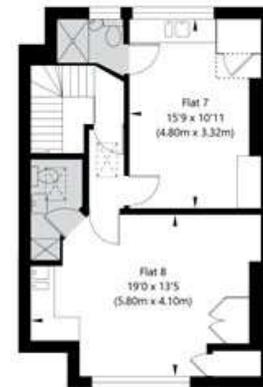
Hamilton Gardens, London NW8 9PX



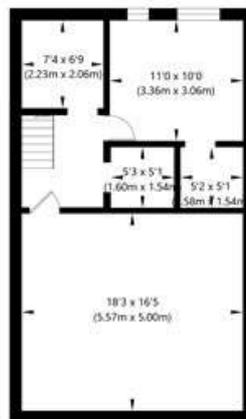
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 49.53 SQ M / 533 SQ FT



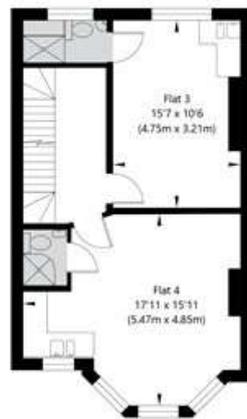
Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 50.4 SQ M / 543 SQ FT



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



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



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

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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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