

## Hamilton Terrace, NW8

Guide Price: £1,700,000, Leasehold of approximately 108 years

Anderson//Rose









**Guide Price: £1,700,000**

**Leasehold of 108 years remaining  
unexpired**

**Service Charge: £1,800 per annum**

Ref PCL250020

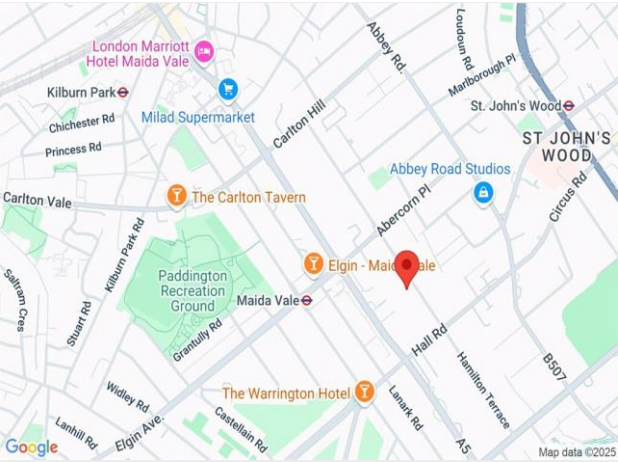
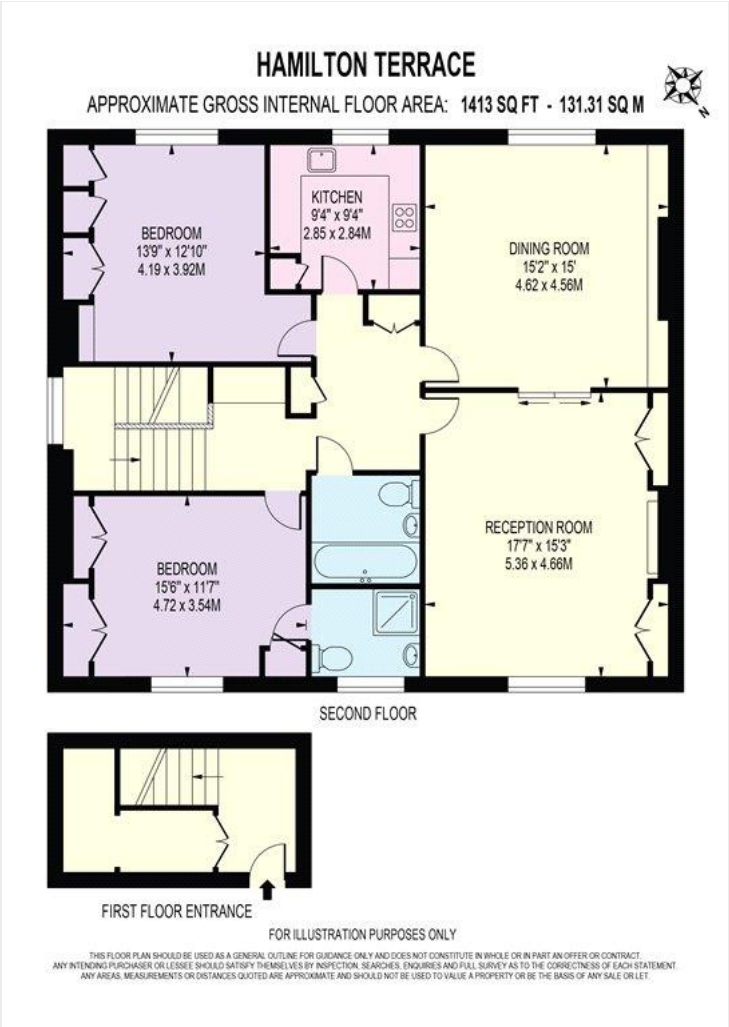
## Hamilton Terrace, NW8

A rare opportunity to acquire a simply stunning apartment situated on the first floor of a gorgeous period conversion on one of the area's most illustrious roads.

The property has recently been comprehensively refurbished to a high specification with an incredible amount of attention to detail and natural light. Comprising of an exceptionally large reception and dining room stretching from the front to the rear of the house and profiting from delightful views. A separate bespoke kitchen with state-of-the-art appliances. The principal bedroom suite with plenty of wardrobes, an excellent sized second bedroom again with lots of storage and a beautiful

family bathroom. The apartment further benefits from a large storage cupboard on the first-floor hallway as you enter the property and a study area on the second-floor hallway.

Hamilton Terrace is one of the capital's most prestigious tree-lined residential streets and home to some of the finest mansions worldwide. Both Little Venice & St John's Wood highstreets and their array of shops, restaurants, cafes, and other amenities are both around the corner. Regent's Park open green spaces and boating lakes as well as Marylebone Village are a short car ride away from your front door. Both Maida Vale & St John's Wood Tubes (Bakerloo & Jubilee Lines) are a short walk away which providing unrivalled connectivity to central London.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.