

# HAMILTON TERRACE

ST JOHN'S WOOD, NW8



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Situated in the heart of St John's Wood is this impressive detached and double fronted residence on Hamilton Terrace with a spacious westerly facing garden that was originally built for the gentry in the 1800s. Now, St John's Wood and particularly Hamilton Terrace is one of Central London's most sought-after addresses accessing both St. Johns Wood high street and the shops and boutiques of Little Venice, boasting a village-like ambience and elegant regency. Residents also benefit from the world famous Lord's Cricket Ground, Regent's Park and Primrose Hill. With the wide, yet residential, street there is ample parking space to have multiple cars.

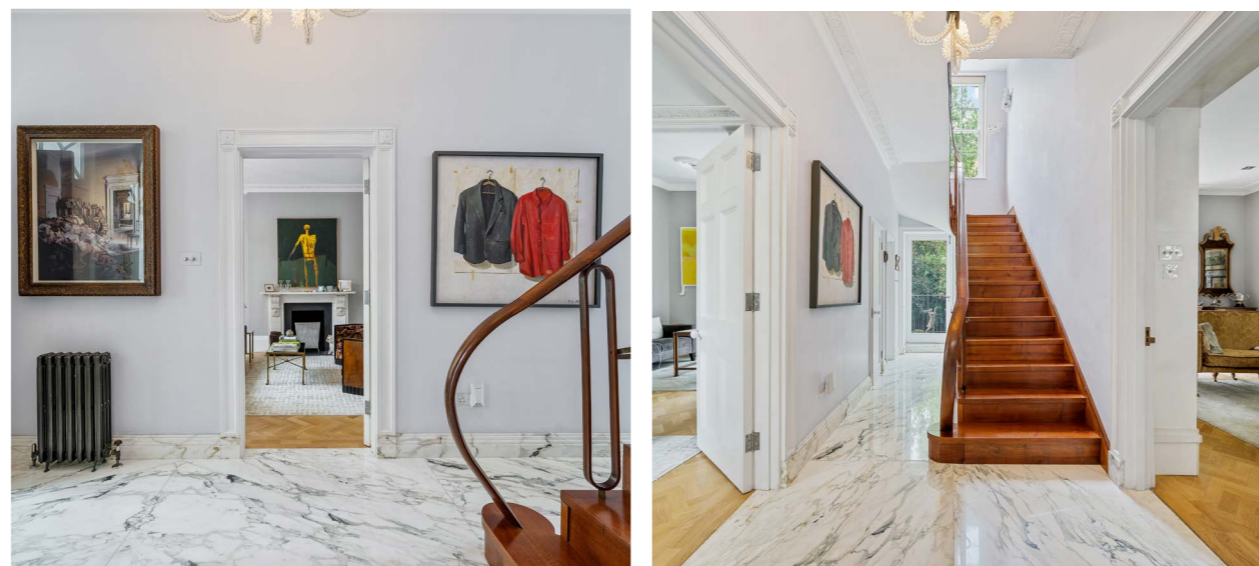
As an option for the future, planning permission was given in 2016 to extend this superb family home to approximately 6,477 sq ft. and the owner is currently in the process of renewing the permit.

Kitchen • Reception Room • Office

Principal Ensuite Bedroom • Four further Bedrooms (One Ensuite)

Family Bathroom • Guest WC • Utility Room

Conservatory • Patio • Garden

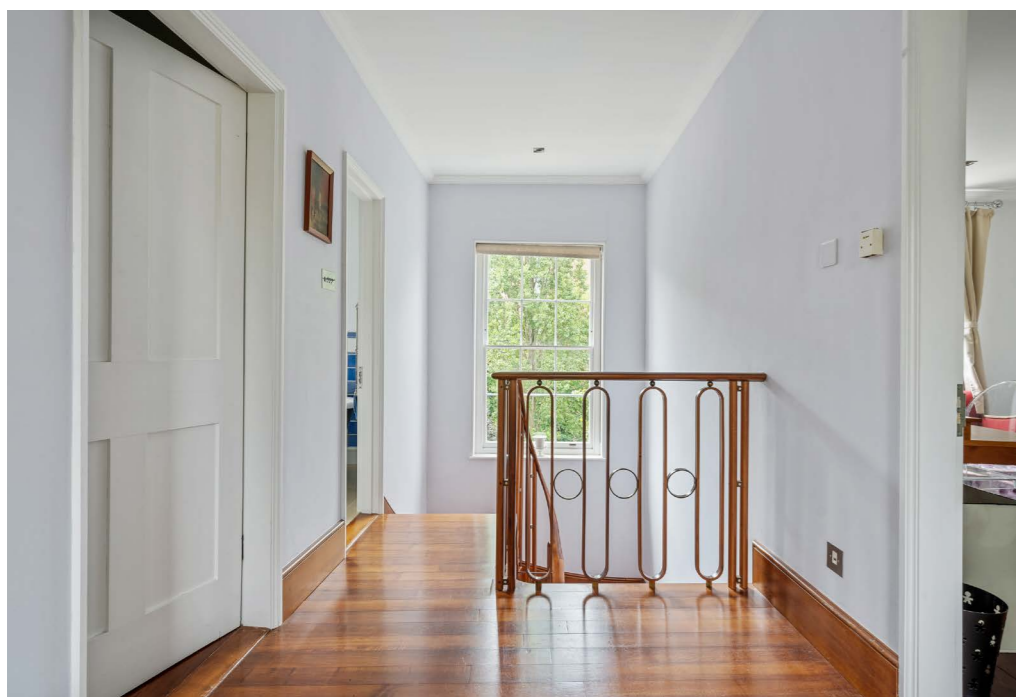




















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Approximate Gross Internal Area = 361.3 sq m / 3889 sq ft

(Excluding Reduced Headroom / Loft)

Reduced Headroom / Loft = 29.8 sq m / 321 sq ft

Outbuildings = 27 sq m / 291 sq ft

Total = 418.1 sq m / 4501 sq ft



Viewing by appointment only with Beauchamp Estates and Knight Frank

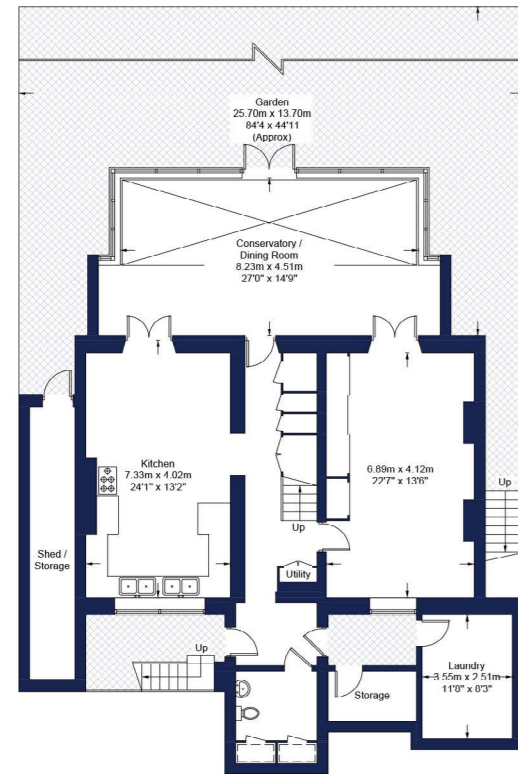
Price On Application

Freehold

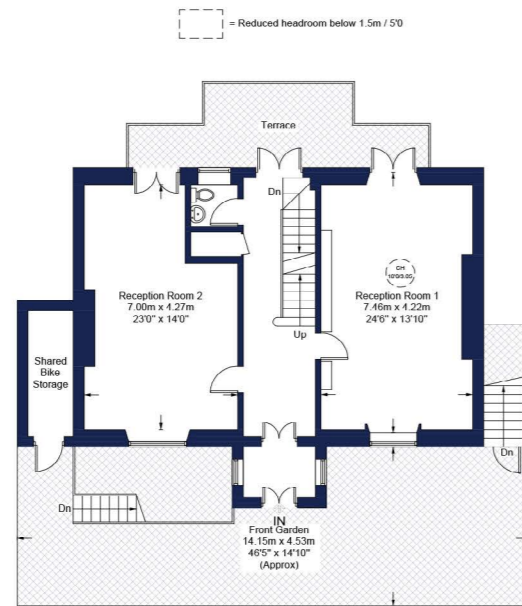
T: 020 7722 9793

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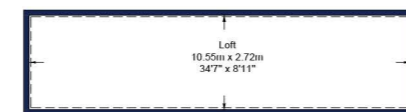
80 St John's Wood High Street, London, NW8 7SH



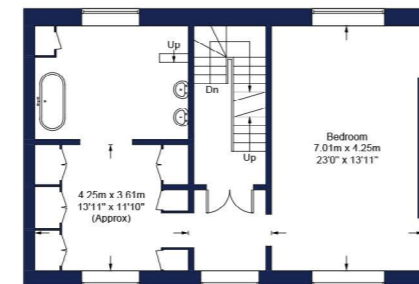
Lower Ground Floor



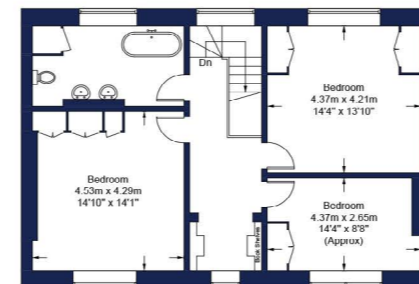
Ground Floor



Loft



First Floor



Second Floor

\* For Illustration Purposes Only

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