

HAMILTON TERRACE - NW8



Asking Price - £2,150,000

HAMILTON TERRACE - NW8

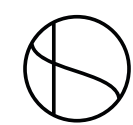
"High ceilings and large scale windows flood the immaculately refurbished interior of this first floor apartment with an abundance of natural light.

Perfect for city living"



HAMILTON TERRACE - NW8

RECEPTION/KITCHEN/BALCONY



HAMILTON TERRACE - NW8



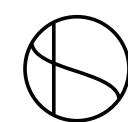
The classical proportions of the semi-detached Victorian houses that line Hamilton Terrace provide the opportunity to create exceptional city homes, and this first floor apartment is a wonderful example.

Ideas of what a home should provide have evolved. Spaces still need to be conducive to rest and relaxation, but now also places where we can work too. And of course, close enough to local cafés, shops, restaurants and parks to provide a respite from our busy lives.

The first floor apartment at Hamilton Terrace benefits from beautiful natural light, west facing reception spaces and two balconies.

The careful refurbishment has maximised the space and volume, whilst remaining sympathetic to the building's history.

Hamilton Terrace is a wide tree lined street, and one of St John's Wood's finest. Nestled perfectly between the amenities of St John's Wood High Street and Little Venice, with their mixtures of elegant cafés, restaurants and transport connections. The open spaces of Regent's Park and the Paddington Recreation Ground are within close proximity.



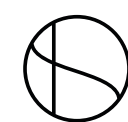
HAMILTON TERRACE - NW8



PRINCIPAL BATHROOM



SHOWER ROOM



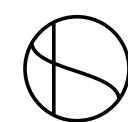
HAMILTON TERRACE - NW8



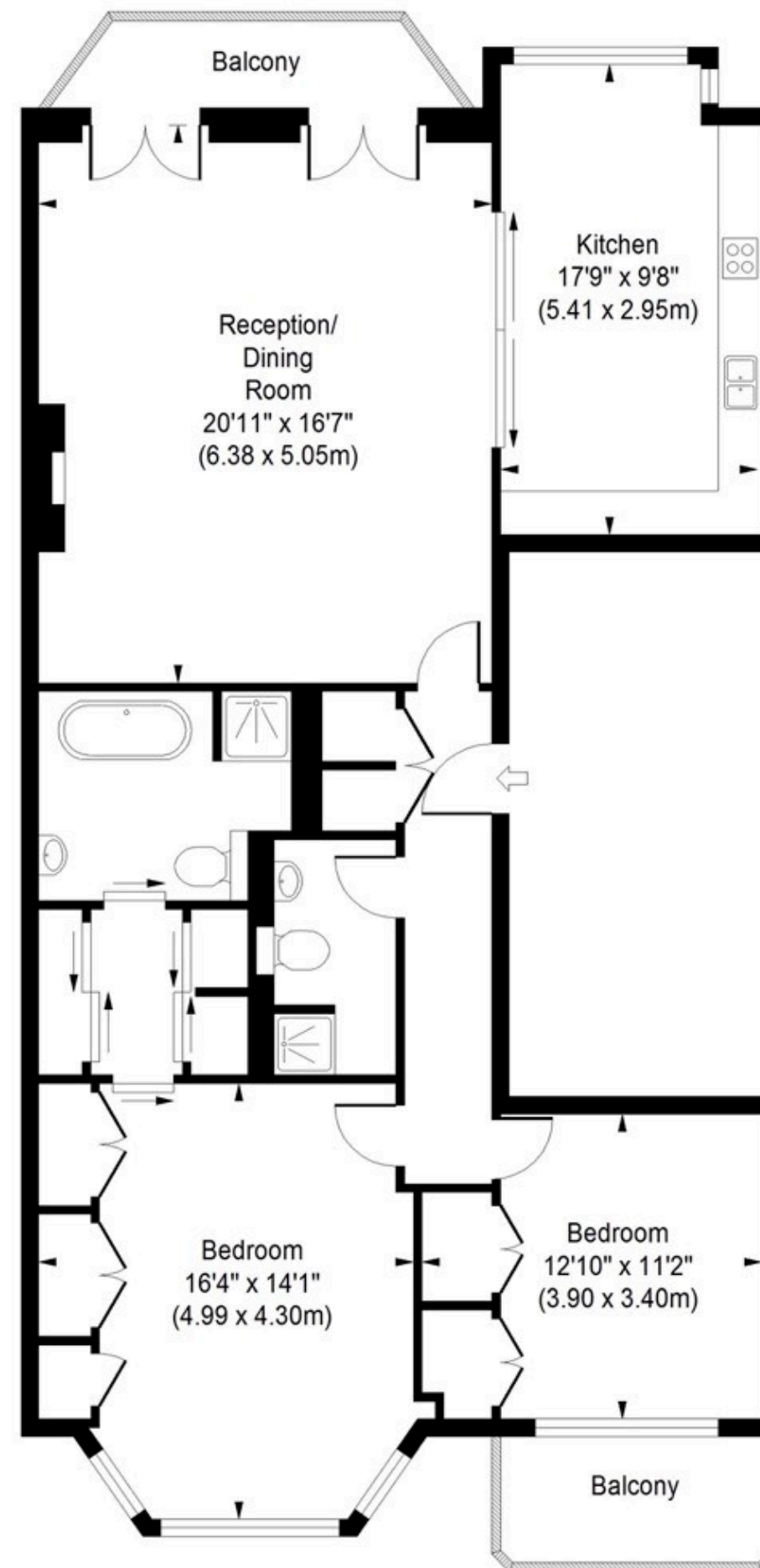
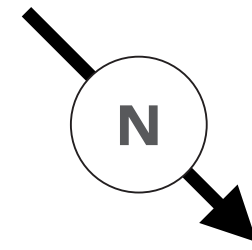
BALCONY



PRINCIPAL BEDROOM



HAMILTON TERRACE - NW8



Accommodation

- Principal Bedroom with dressing area and en-suite bathroom
- Bedroom 2
- Reception room
- Fully fitted kitchen

Amenities

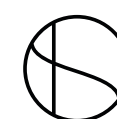
- West Facing Balcony
- Working Fireplace in Reception Room
- Entryphone System
- Residents Permit Parking

SPECIFICATIONS

First Floor

Approx Gross Internal Area **1,155 Sq Ft** (107.28 Sq M)

Plan for illustration purposes only. Not to scale.



HAMILTON TERRACE - NW8

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

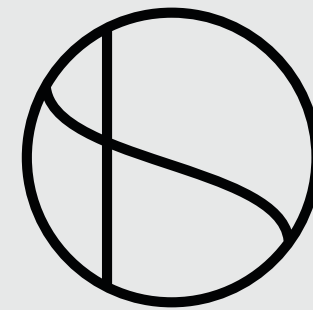
- the average energy rating is D
- the average energy score is 60

Energy
Performance
Certificate



SIMON DEEN

Real Estate



Tel: **020 3005 3206**

Email: **INFO@SIMONDEEN.COM**

The particulars of any property do not constitute an offer or contract or any part of one. You should not rely on statements by or on behalf of Simon Deen Real Estate in any particulars or otherwise expressed orally or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Simon Deen Real Estate nor any joint agent has any authority to make any representations about the property and accordingly any information provided is entirely without responsibility on the part of Simon Deen Real Estate, its officers or employees, or its client. Photographs and videos show only certain parts of properties as they appeared at the time they were taken. Any areas, measurements or distances provided are approximate only. Computer-generated images give only an indication as to how a property may look cannot be relied upon as an accurate representation as any particular matter. Any reference to alterations to, or use of, any part of a property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must satisfy themselves on the basis of their own investigations that these matters have been properly dealt with. Any indication on a map as to the position of a property is provided by third-party mapping software or applications and cannot be relied upon.