



Hamilton Terrace

ST JOHNS WOOD NW8





Located in one of St John's Wood's most sought avenues is this 'Blue Plaque' (William Strang, Artist) Grade II Listed period house dating back to circa 1830, extensively and sympathetically refurbished by the present owners.



The main house is arranged over 6,172 sq.ft. / 573.4 sq.m. and includes the ingenious incorporation of the original artist's studio into the main house which now provides a 50ft kitchen and barrel-vaulted living space that opens directly onto the garden. An impressive entrance hall leads to the high-ceilinged 'L' shaped reception room with full height sash windows. The principal bedroom suite occupies the whole of the first floor and comprises two dressing areas/rooms and a very large bathroom/wet room. In addition, the owners have created a 1,458 sq.ft / 135.5 sq.m leisure' area with lightwells and skylights featuring cinema/entertainment area, gym, showers and treatment areas.

Included with this property is a newly built 2 floor mews house accessed from the rear garden and with a separate address (Hamilton Close). Overall, the mews is 1,227 sq.ft. with 2 bedroom suites, large living room, kitchen and garage.

Hamilton Terrace is a wide tree lined road conveniently located for the shops and cafés of both St John's Wood High Street and Maida Vale.











Accommodation

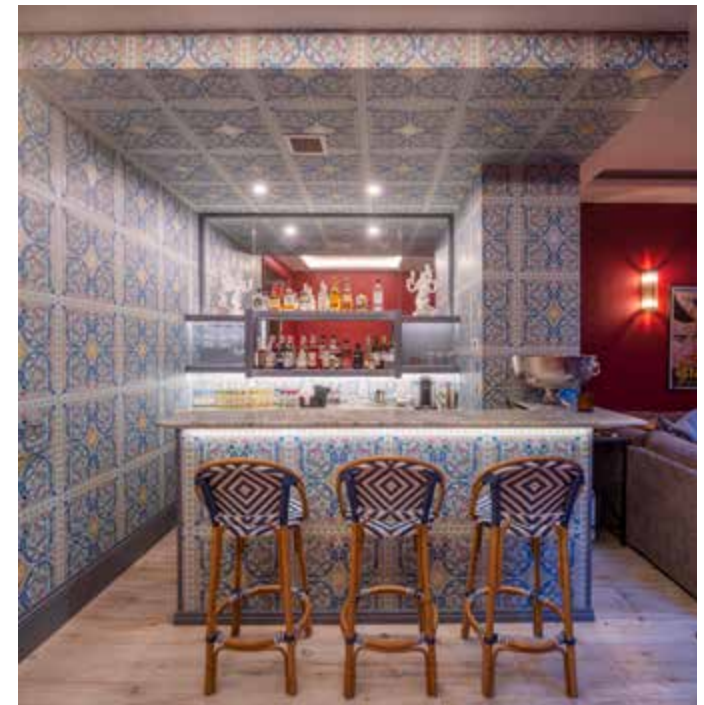
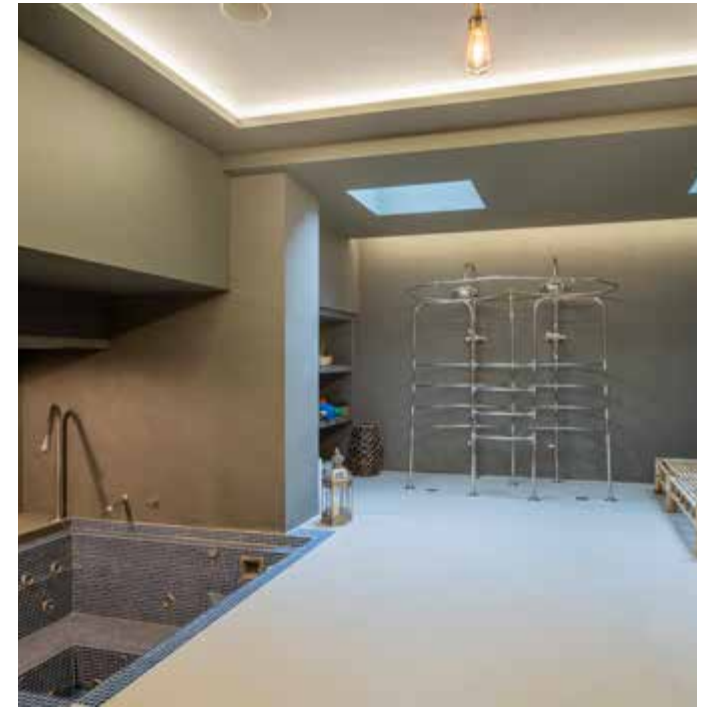
- Entrance hall
- Double reception room
- Kitchen breakfast room
- Double volume studio/family room
- Principle bedroom suite incorporating dressing room & bathroom
- A further four bedrooms

- Shower room
- Family bathroom
- Attic room
- Study
- Utility room
- Cinema room
- Gym
- Spa/wet room
- Steam room
- Second WC
- Second shower room

- Guest WC
- Large garden

Mews House

- Garage
- Reception room
- Kitchen area
- Patio
- Two bedrooms
- Bathroom
- Shower room





FIRST FLOOR

CH - Maximum ceiling height (Metres)

APPROX. SCALE
0 1 2 3 4 5 10Ft
0 1 2 3M

www.ProplanUK.co.uk

This plan is for guidance only and must not be relied upon as a statement of fact.



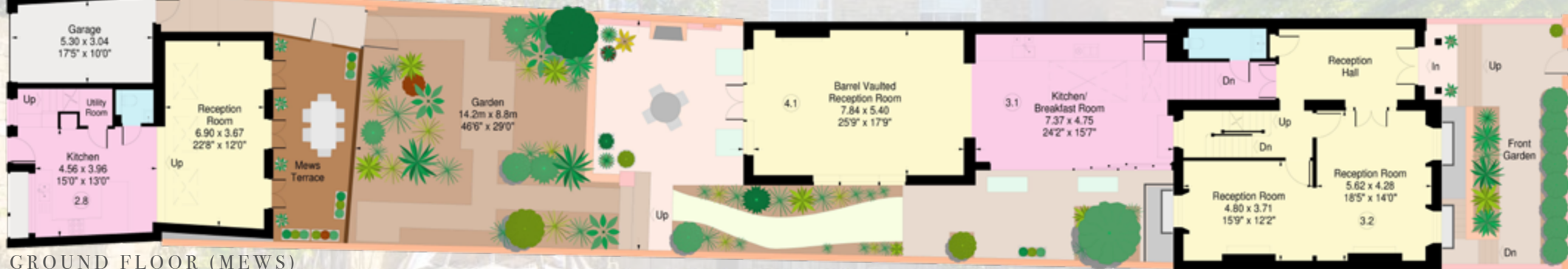
THIRD FLOOR



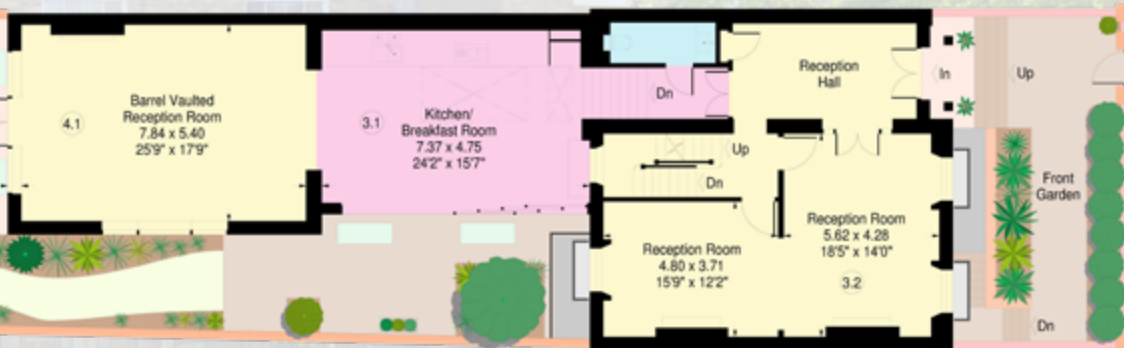
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR (MEWS)



GROUND FLOOR



Approximate Gross Internal Area:

House: 573.4 sq.m / 6,172 sq.ft

Including attic room and reduced height area below:

1.5m - 62.5 sq.m / 285 sq.ft

Mews House: 114.0 sq.m / 1,227 sq.ft

(Including garage) 16.0 sq.m / 172 sq.ft

Total area: 687.4 sq.m / 7,399 sq.ft

TERMS:

TENURE: Freehold

PRICE: On Application



BASEMENT



LOWER GROUND FLOOR

MISREPRESENTATION ACT 1967 Ian Green Residential for themselves and for the vendors and lessors of the above property(ies), whose agents they are, give notice that:- (1) These particulars are intended only as a guide to prospective purchasers or lessors to enable them to decide whether to make further enquiries with a view to taking up negotiations. They do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars as to this (these) property(ies) are made without responsibility on the part of Ian Green Residential or the vendors or the lessors. (3) None of the statements contained in these particulars as to this (these) property(ies) are to be relied upon as statements or representations of fact, nor should they be relied upon for any purpose whatever. Accordingly, neither their accuracy nor the continued availability of the property(ies) is in any way guaranteed and they are furnished on the express understanding that neither Ian Green Residential nor the vendor or lessor are to be or become under any liability or claim in respect of their contents. (4) The vendor or lessor does not hereby make or give nor do Ian Green Residential have any authority to make or give any representation or warranty whatsoever as regards to the property(ies) or otherwise. (5) Any intended purchaser or tenants must satisfy themselves by inspection or otherwise as to the correctness or each of the statements contained in these particulars. (6) In the event of the agents supplying any further information or expressing any opinion to a prospective purchaser or lessor whether oral or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.

