

CHARMILL

RESIDENTIAL



Hamilton Terrace, St John's Wood NW8

Situated on one of St John's Wood's most prestigious streets! This one of its kind, beautiful six-bedroom period residence (3160 sqft) has become available offering modern and lateral space at Hamilton Terrace.

This period home comprises of six double bedrooms and four bathrooms, including two en-suites, and a guest WC.

The natural stone flooring and underfloor heating on the ground floor, complemented by walnut wood flooring on the top two floors, ensures warmth and comfort throughout.

The property benefits with a large fitted granite-top designer eat-in kitchen, equipped with Siemens built-in appliances, perfect for entertaining or enjoying family meals. Enjoy the versatility of open-plan living with an open-plan kitchen-family room, as well as additional formal dining and reception rooms, providing ample space for relaxation, entertaining, and creating cherished memories.

Master bedroom suite includes a walk-in wardrobe, and an en-suite bathroom featuring a freestanding bath, shower, double vanity, and even a TV for added luxury. The property offers additional bedrooms and a study on the first floor, and three further bedrooms and two bathrooms on the top floor, offering privacy and comfort for all.

- Six bedrooms
- Four bathrooms
- Eat in kitchen
- 3160sq ft
- Walnut wooden flooring
- Walk-in wardrobe

£5,424

HAMILTON TERRACE

Approximate Gross Internal Area (excluding reduced headroom)

Ground floor = 1200 sq. ft. (111.5 sq. m.)

First floor = 1069 sq. ft. (99.3 sq. m.)

Second floor = 722 sq. ft. (67.1 sq. m.)

Reduced headroom = 89 sq. ft. (8.3 sq. m.)

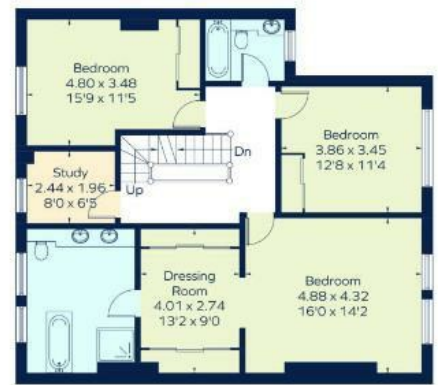
Total = 3080 sq. ft. (286.2 sq. m.)



Ground Floor



Second Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

