

Hamilton Terrace, St John's Wood, London £450 Not specified

A superior one bedroom property located on one of London's most desirable residential streets in the heart of St John's Wood.

Featuring high ceilings and luxurious fittings, the property comprises large reception, double bedroom, modern bathroom and kitchen.

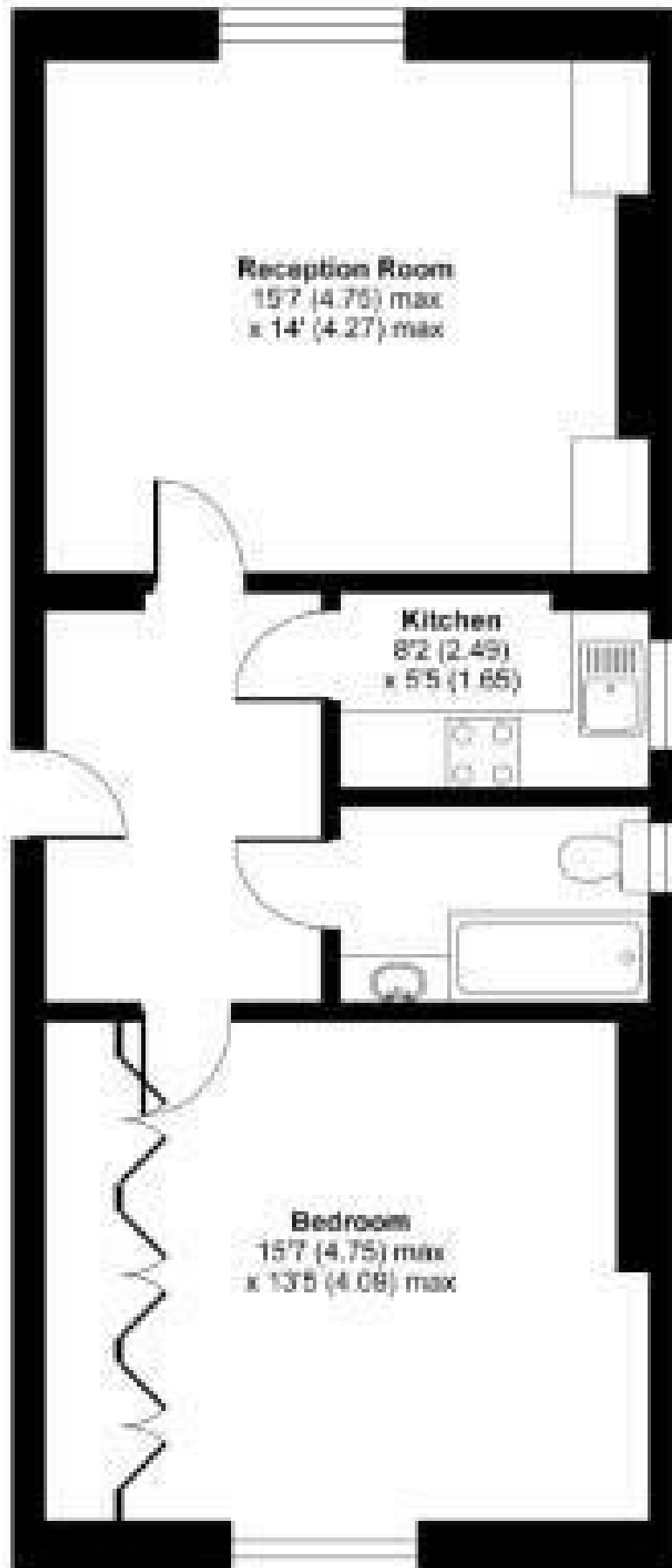
Hamilton Terrace is located close to the local shops, cafes, transport links and amenities of St John's Wood and Maida Vale.

Garage available at an extra cost to be agreed



Hamilton Terrace, London, NW8

APPROX. GROSS INTERNAL FLOOR AREA 812 SQ FT 84.85 SQ METRES



RAISED GROUND FLOOR

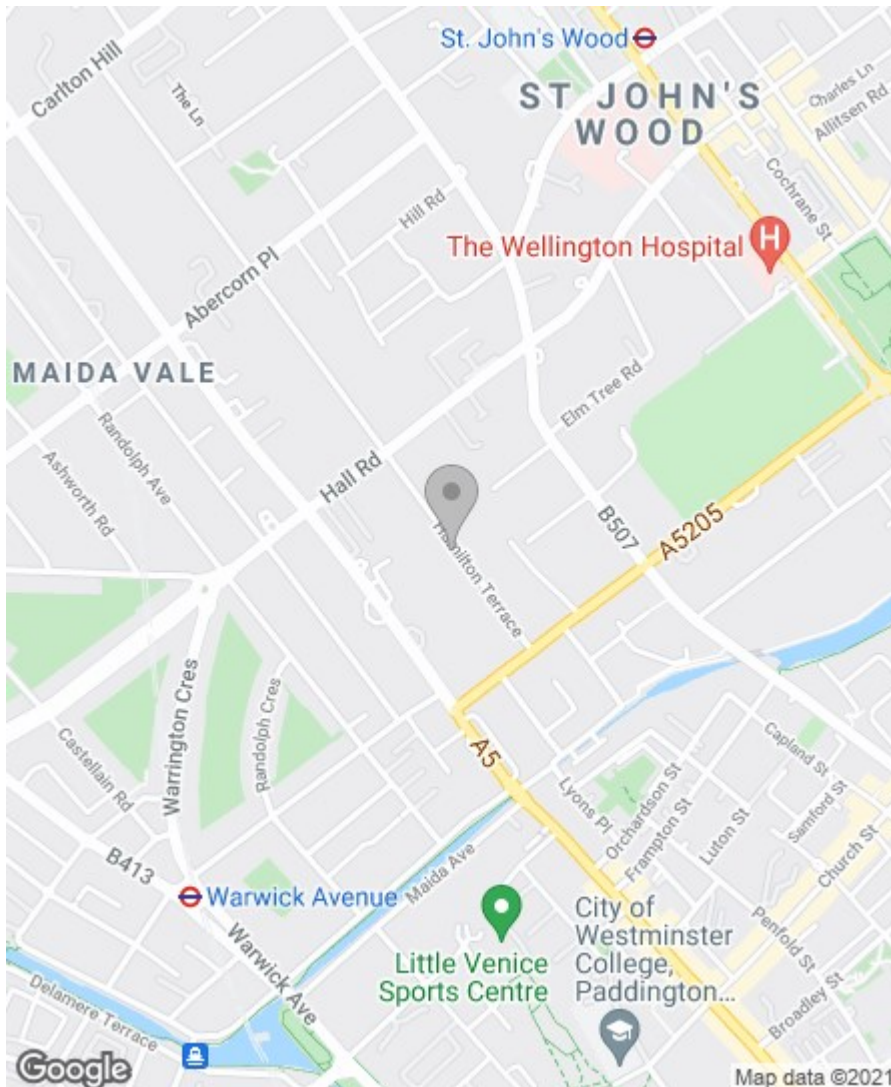
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of items, fixtures and fittings are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given in the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Property Overview

Location	St John's Wood, NW8
Price	£450
Bedrooms	1
Bathrooms	1
Receptions	1
Council	
Tax Band	
Furnishing	Not specified

Key Features

- Fabulous Period Conversion
- One Bedroom
- High Ceilings Throughout
- One Of London's Premiere Residential Streets
- Close to Local Transport Links



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 (CO₂) 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



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

