



# Hamilton Terrace, NW8

£2,695,000 Share of Freehold

3 bedroom apartment for sale

## Description

A luxurious, bright and well-proportioned three bedroom garden apartment set within this converted building on one of the most sought after roads in St Johns Wood. The property offers 1904 sq ft of accommodation including a large 30ft reception room with double doors opening onto a south facing private patio and communal garden.

## Tenure

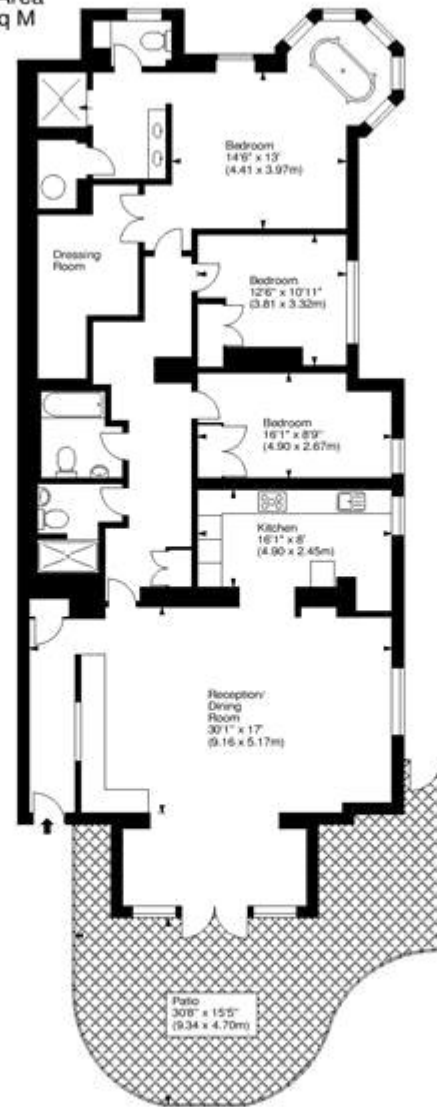
Share of Freehold (981 years)



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Approx. Gross Internal Area  
1904 Sq Ft - 176.88 Sq M



Lower Ground Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		
<small>Very energy efficient - lower running costs</small>			<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>	
(92-100) <b>A</b>			(92-100) <b>A</b>	
(81-91) <b>B</b>			(81-91) <b>B</b>	
(69-80) <b>C</b>			(69-80) <b>C</b>	
(55-68) <b>D</b>			(55-68) <b>D</b>	
(39-54) <b>E</b>			(39-54) <b>E</b>	
(21-38) <b>F</b>			(21-38) <b>F</b>	
(1-20) <b>G</b>			(1-20) <b>G</b>	
<small>Not energy efficient - higher running costs</small>			<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	78	<b>England &amp; Wales</b>	
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>			<small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)</small>	

Viewing by appointment only  
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