



## Hamilton Terrace, St Johns Wood, London, NW8 .| £1,180

- 
- 32 ft.reception room
  - Close to St John's Wood High Street with all its restaurants and shops
  - Lords cricket ground and Regents Park are within walking distance of the property
  - 1680 sq. ft/ 156 sq. m
  - Balcony
  - Reception Room : Fitted Kitchen : Master Bedroom With Ensuite Shower Room
  - Available immediately

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

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A rarely available duplex apartment occupying the first and second floors of this imposing period residence. The apartment comprises 1680 sq. ft/ 156 sq. m and benefits from a 32 ft.reception room. The apartment has been refurbished to a high standard, has many period features, high ceilings and an abundance of light. Hamilton Terrace is a popular tree lined road that is close to St John's Wood High Street with all its restaurants and shops. Lords cricket ground and Regents Park are within walking distance of the property.

Offered on an furnished or unfurnished basis



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🏠 Flat  
🔑 Available  
to Let  
🛏 x 4  
🛋 x 1  
🚿 x 2

"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

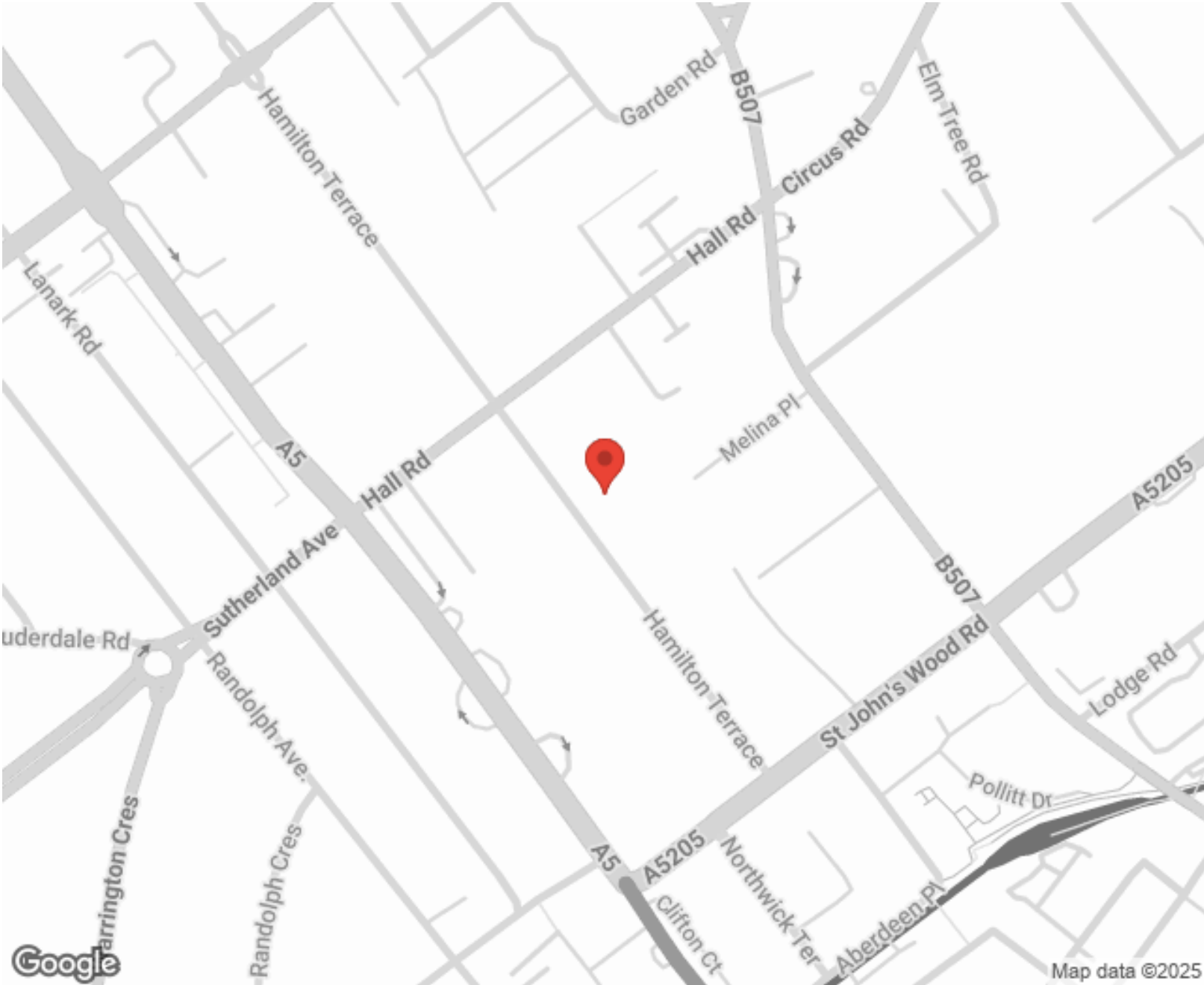
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OUR WEBSITE



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>	41	42
(21-38) <b>F</b>	44	46	(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive			EU Directive		

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# Hamilton Terrace, NW8

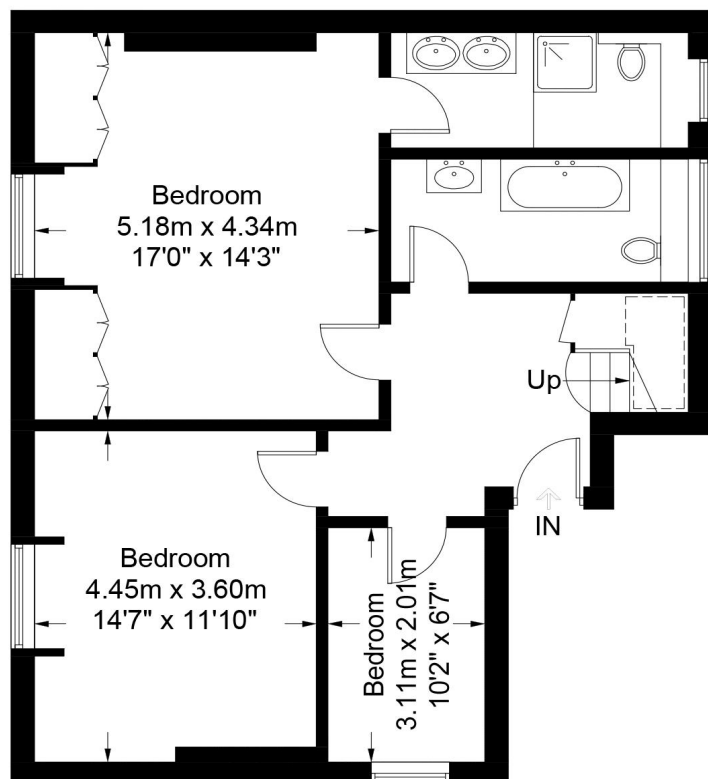
Approximate Gross Internal Area = 1701 sq ft / 158 sq m

Loft = 436 sq ft / 40.5 sq m

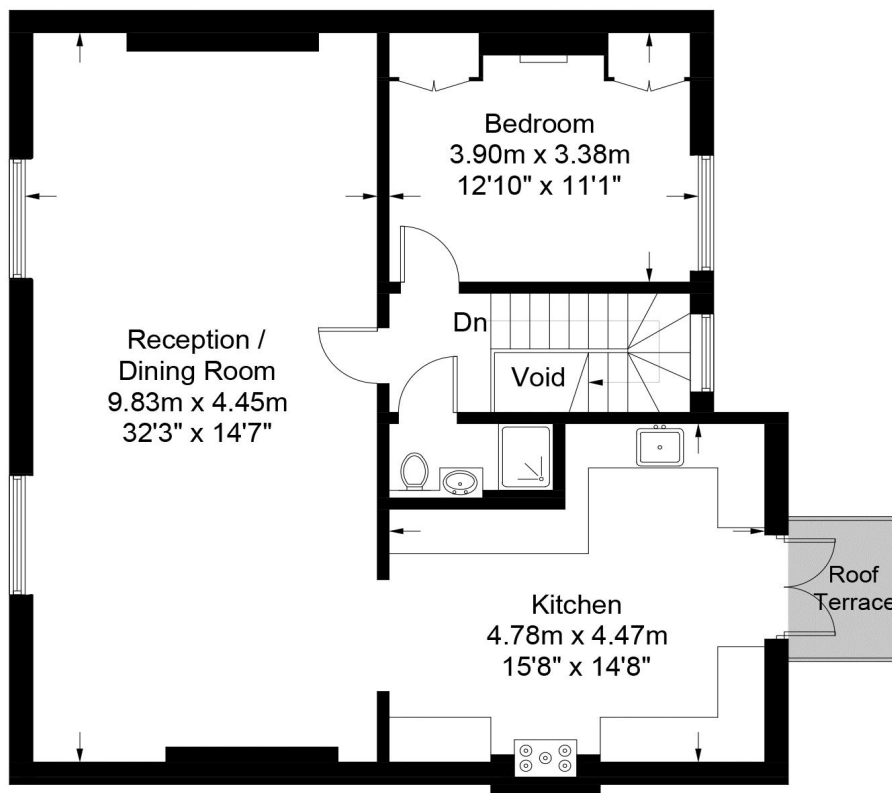
Total = 2137 sq ft / 198.5 sq m

(Excluding Void)

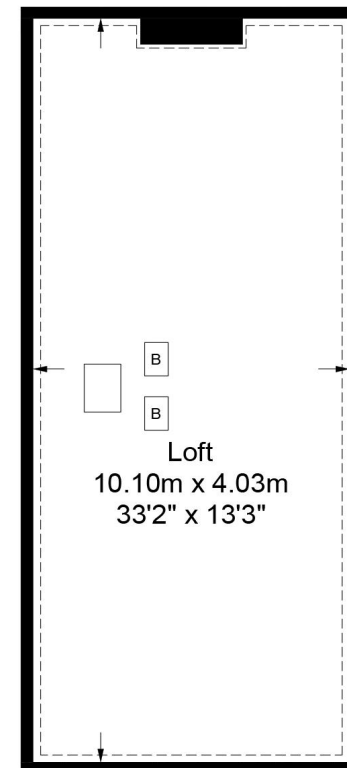
 = Reduced headroom below 1.5m / 5'0"



**First Floor**



**Second Floor**



**Loft**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 618584)