



## Hamilton Terrace, St Johns Wood, London, NW8 .| £6,250,000

- 6 Bedrooms
- 4 Bathrooms
- Kitchen/Family Room
- Detached

- Landscaped garden
- 3,100 sq ft
- Council Tax - H - £1362 per annum

"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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We are delighted this wonderful six bedroom family home on one of St John's Wood's most exclusive roads close to the High Street and underground station (Jubilee line). The accommodation of approx. 3,100 sq ft arranged over three floors, includes a principal bedroom with en-suite bathroom and walk-in wardrobe Five further bedrooms, three further bathrooms (2 en-suite), expansive living room, family room, dining room, open plan kitchen/breakfast room with granite work tops and built in Siemens appliances, utility room and a landscaped garden.

Further benefits include Bose multi room "Lifestyle 48" hi-fi system, Lutron lighting and air conditioning to main areas



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"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."

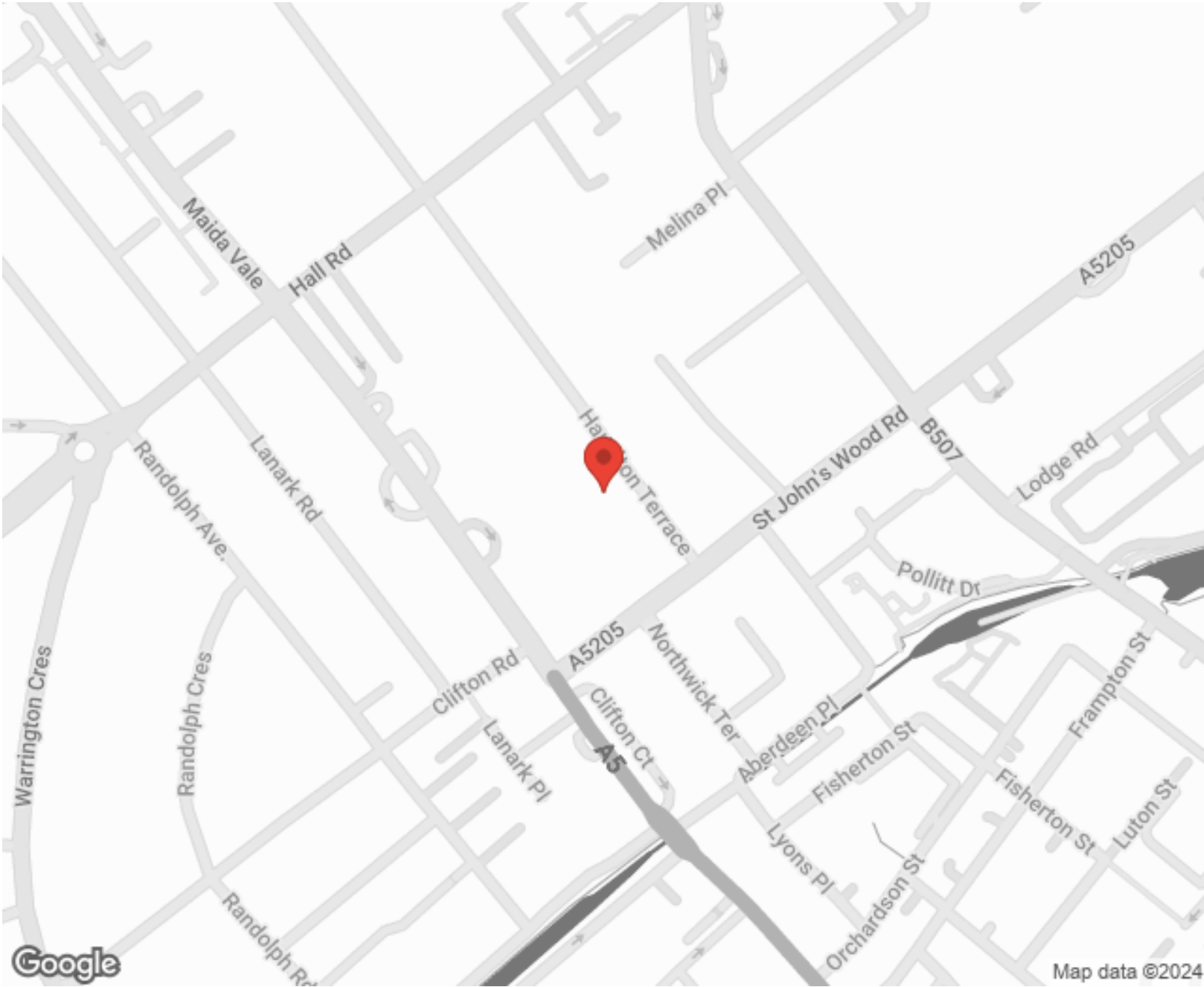
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MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE



"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	
	Potential		Potential
Very energy efficient - lower running costs			
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
Current		Current	
64		77	
81		56	
EU Directive		EU Directive	
England, Scotland & Wales		England, Scotland & Wales	

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Approx. gross internal area  
2969 Sq.Ft. / 275.8 Sq.M.  
3087 Sq.Ft. / 286.8 Sq.M. Inc. Restricted Height Area

