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**HAMILTON TERRACE, ST JOHN'S WOOD, NW8**  
£450 per week**Preliminary Details**

This one bedroom ground floor flat has been recently refurbished to a modern standard. This smart and well presented property offers a lot of space and light and has wooden flooring throughout adding to its contemporary finish. This flat is well located being only moments from Maida Vale / Little Venice and St John's Wood giving the property nearby access to local amenities, shops and restaurants. Allowing great transport links from both the Jubilee and Bakerloo underground lines. The property also benefits from its own private terrace as well as access to communal gardens. It would be ideally suited to a single professional or a professional couple.

**1 Bedroom • 1 Bathroom**




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## Area Overview



St. John's Wood is a leafy, pleasant residential area north of Baker Street and is the home of many diplomats, celebrities and business executives. St. John's Wood is just far enough out of the West End to remain relatively peaceful and yet provides excellent access to the centre of London with Regent's Park just a stone's throw away.



Hamilton Terrace, St John's Wood  Maida Vale (0.3M),  Warwick Avenue (0.4M),  St. Johns Wood (0.5M)

## Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Westminster	£ 458	£ 535	£ 611	£ 688	£ 840	£ 993	£ 1,146	£ 1,375
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>	67	74	(55-68) <b>D</b>	64	70
(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>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## PLACES OF INTEREST NEAR HAMILTON TERRACE, ST JOHN'S WOOD, NW8



### Lords Cricket Ground

Lord's Cricket Ground has been home to cricket since 1814 and regularly hosts both test matches and one day international matches. Over one hundred Test matches have been played at Lord's, the first in 1884 when England defeated Australia by an innings and 5 runs. The ground is one of the planned venues for the 2012 Olympics.

🚶 400m (7 mins) from Hamilton Terrace



### Little Venice Canals

This area to the north of Paddington is a small leafy oasis with picturesque canals and river boats travelling to Camden Lock and back. It is a great spot for a walk along the towpath where you will find the Puppet Theatre barge, the Cascade Floating Art Gallery, the Waterside Cage and the Warwick Castle pub.

🚶 800m (13 mins) from Hamilton Terrace



### Sherlock Holmes Museum

Sherlock Holmes lived here at 221B Baker Street between 1881 - 1904 and the house is now protected by the Government. It is privately-run museum run by the Sherlock Holmes International Society.

🚶 1500m (25 mins) from Hamilton Terrace



### Primrose Hill

Primrose Hill offers some of the most gorgeous views of Central London and is a popular spot for families and local residents to have picnics during the summer. It is located to the north side of Regent's Park.

🚶 1800m (30 mins) from Hamilton Terrace



### David's Deli

David's Deli is a real favourite with the locals in West Hampstead, as far as anyone can remember it has always been there, with a delicious range of Israeli cuisine a reputation for amazing breakfasts.

🚶 2000m (33 mins) from Hamilton Terrace



### Marylebone Village

Marylebone village, which encompasses Regent's Park, Baker Street and Lisson Grove, is a sought-after area of Central London which centres around Marylebone High Street and its surrounding stylish shopping streets.

🚶 2100m (35 mins) from Hamilton Terrace