

### West Hampstead Office

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## HAMILTON TERRACE, ST JOHN'S WOOD, NW8

£1,000 per week

### Preliminary Details

A Stunning interior designed and recently refurbished is this three double bedroom apartment on the first floor of a period conversion on one of St John's Wood's finest tree lined streets. The property offers an abundance of natural light, high ceilings and 2 bathrooms (1 En-Suite) and within easy reach of the amenities and transport links for both Maida Vale and St Johns Wood.



**3 Bedrooms • 2 Bathrooms**




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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),  Kilburn High Road (0.4M),  Kilburn Park (0.4M)

## 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>	66	68	(55-68) <b>D</b>	61	62
(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.

🚶 1100m (18 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.

🚶 1300m (22 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.

🚶 1400m (23 mins) from Hamilton Terrace



### Alice House

The Alice House is a beautiful cocktail bar with a vintage style interior and a great decking area perfect for late night summer drinks.

🚶 1500m (25 mins) from Hamilton Terrace



### The Lion

What was once an unremarkable pub has now been recently refurbished with a garden and an outside terrace that buzzes at the weekends.

🚶 1500m (25 mins) from Hamilton Terrace



### Tricycle Theatre

The Tricycle theatre specialises in works reflecting cultural diversity, and also plays host to an art gallery and cinema.

🚶 1500m (25 mins) from Hamilton Terrace