



# Hamilton Close, NW8

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

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Side Elevation

Garden



# Hamilton Close, NW8

Freehold

£2,000,000 STC

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## A Rare Detached Mews House with Private Garden and Exceptional Potential

Tucked away at the end of the highly sought-after Mews of Hamilton Close, this is a unique end-of-mews, detached house. Originally serving as part of one of Hamilton Terrace's residences, the property retains the charm and character of its historic origins, and it is now offered in an unmodernised condition. Unusually for a mews property, the house is fully detached and has a private garden, a rare feature. The existing accommodation offers excellent proportions and natural light, while also presenting significant potential for comprehensive refurbishment and extension, subject to the usual planning permissions.

### LOCATION

Located in Hamilton Close, behind Hamilton Terrace, one of the finest addresses in London. The house is conveniently situated for the shops and cafés of both St John's Wood High Street and Maida Vale. With excellent transport links including St John's Wood Underground Station (Jubilee Line) and Maida Vale Underground Station (Bakerloo Line) providing easy access to the West End, City and Canary Wharf.



Hall

Reception Room





Reception Room

Main Bedroom



## FEATURES

Charming Private Garden	Unmodernised
Potential To Extend (STPP)	Charming outlook
Detached	Off Street Parking
Unlisted	

## OTHER USEFUL INFORMATION

EPC	E
Council Tax Band	H

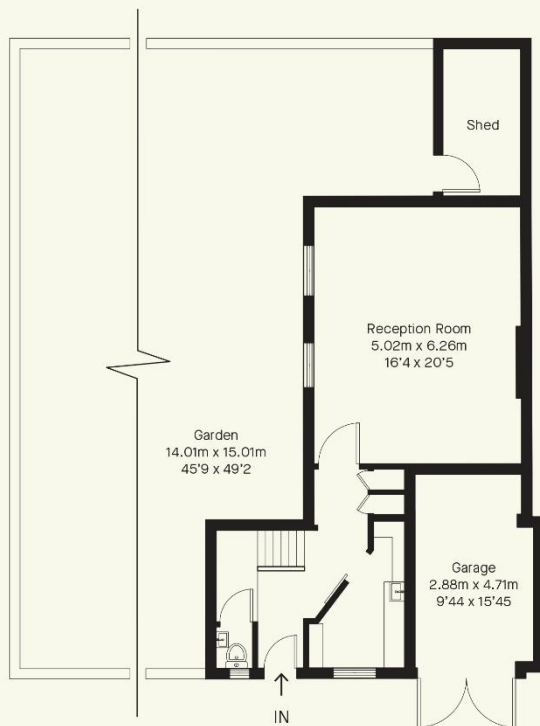
## NEAREST TUBE STATIONS

St John's Wood Underground Station (Jubilee Line) and Maida Vale  
Underground Station (Bakerloo Line)

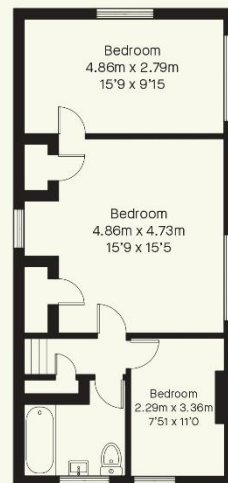
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Approximate Gross Internal Area (Including Garage)

1288FT<sup>2</sup> - 119.7M<sup>2</sup>



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the particulars.

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