Hamilton House, 1 Hall Road
London, NW8



1173 SQ. FT.

3 Bedrooms

2 Bathrooms

A superbly refurbished and generously proportioned three-bedroom, two-bathroom apartment, extending to approximately 1,173 sq ft / 109 sq m, occupying an elevated fifth-floor position within the sought-after Hamilton House on Hall Road. The apartment combines elegant contemporary interiors with exceptional lateral space and far-reaching views towards Central London. At the heart of the property is an impressive 24ft reception room, beautifully suited to both entertaining and relaxed family living, with direct access to a substantial south-facing balcony. The balcony provides a wonderful private outdoor space from which to enjoy the open aspect and views across the London skyline.

The accommodation comprises a spacious principal bedroom with a beautifully appointed en-suite bathroom, two further well-proportioned bedrooms and a stylish family bathroom. A separate, contemporary kitchen is fitted with a range of modern integrated appliances and complements the apartment's refined finish.

Residents of Hamilton House benefit from the convenience of 24-hour porterage and lift access, adding both security and a discreet level of service. Ideally positioned on Hall Road, close to its junction with Grove End Road, Hamilton House is perfectly placed for the best of St John's Wood. St John's Wood Underground Station, with its direct Jubilee Line connections, is within easy walking distance, while the boutiques, cafés, restaurants and everyday amenities of St John's Wood High Street are also close by. Service charge £20,662 per annum. In addition, reserve fund of £1,440 per annum.

Asking Price £1,500,000

Leasehold 135 years remaining approx.


HAMILTON HOUSE





















- Service Charge £20,662.00 per annum
- Council Tax Band G
- 3 bedrooms
- 2 bathrooms
- 1,173 sq ft / 109 sq m
- Fifth floor
- Balcony
- Panoramic views
- Lift
- 24 hour porterage
- Communal garden







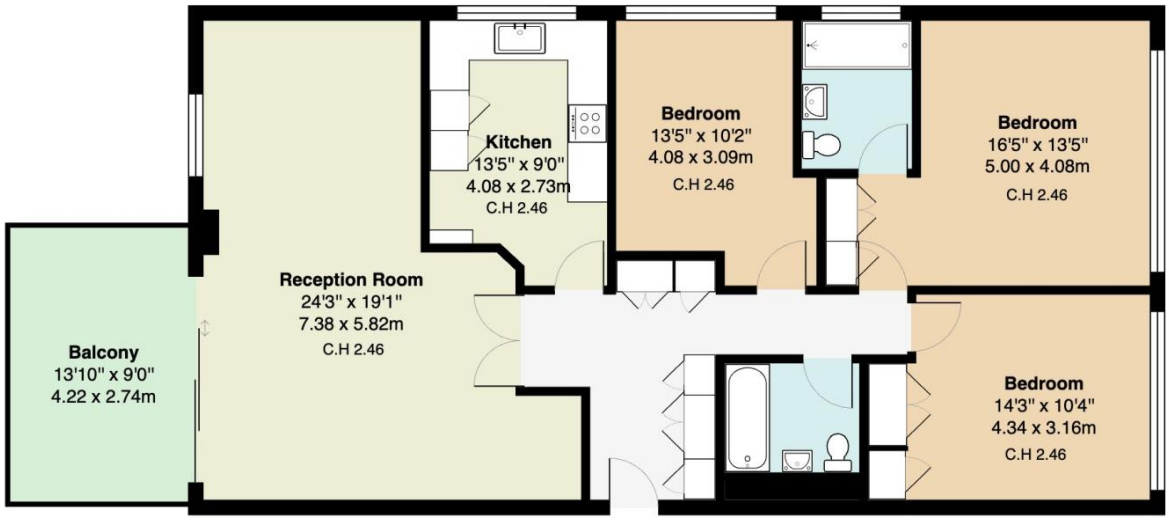












5th floor

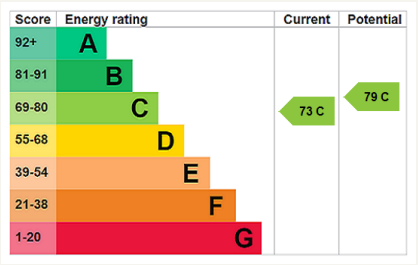
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Total Gross Area: 1173 ft² ... 109.0 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

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IMPORTANT:
We would inform prospective purchasers that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.