



KUBIE GOLD  
ASSOCIATES

## HAMILTON TERRACE NW8



- STUDIO APARTMENT
- GALLERIED SLEEPING AREA
- BATHROOM
- KITCHEN
- HIGH CEILINGS
- LONG LEASE (113 YEARS)

**£400,000 Leasehold**

SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

Email: [info@kubie-gold.co.uk](mailto:info@kubie-gold.co.uk) Website: [www.kubie-gold.co.uk](http://www.kubie-gold.co.uk)

Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd  
Company Registration No. 7271501 registered in England and Wales

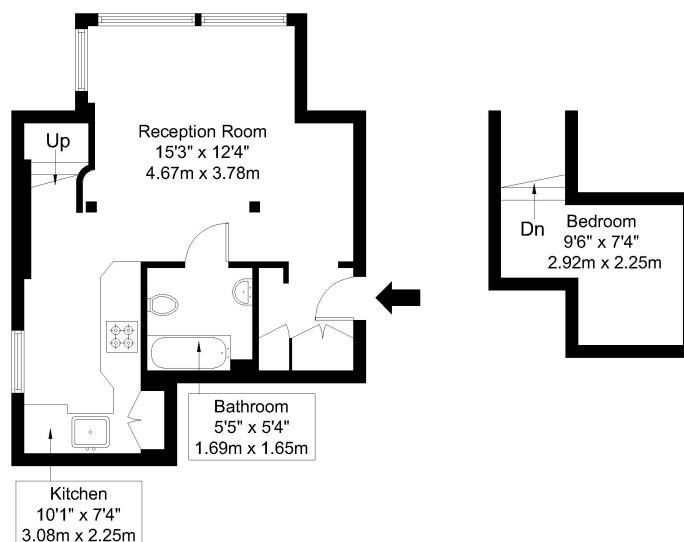


## Hamilton Terrace, NW8

A large ground floor studio apartment with galleried sleeping area in need of complete refurbishment located on this premier tree lined street in St Johns Wood. Located close to the shopping, restaurants and leisure facilities of the area and near to London's West End this is an ideal investment or first time buyer purchase.

## Hamilton Terrace, NW8 9QY

Approx Gross Internal Area = 34 sq m / 366 sq ft



Raised Ground Floor

First Floor

Ref:

Copyright **BLEUPLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN

### TERMS

#### Tenure:

113 years unexpired

#### Service Charge:

£2974.96 per annum

#### Ground Rent:

£0

#### Local Authority:

Westminster

#### Tax Band:

Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	