



HAMILTON HOUSE NW8

Price
£1,425,000

Located on the third floor is this bright and spacious two bedroom flat with, a designated underground parking space, in St John's Wood An exciting and rare opportunity to purchase a two bedroom flat in this extremely popular development on Hall Road. On entering the apartment the spacious living room is on the left, with a separate kitchen to the side. At the far end of the living space are sliding glass doors, allowing in the natural light, that lead out to a large south-facing balcony overlooking the communal gardens. The rest of the flat consists of two double bedrooms, a family bathroom and a separate cloakroom. The block benefits from 24 hour portorage, lifts and a secure, designated underground parking space. It is ideally located close to St John's Wood and Maida Vale tube stations. The famous Abbey Road Studios and the beautiful open spaces of Regent's Park and the local amenities in St John's Wood and Little Venice are within close walking distance.

Details

Reception Room
Kitchen
Two Bedrooms
Bathroom

Balcony
Lift Secure Parking
24 Hour Porter

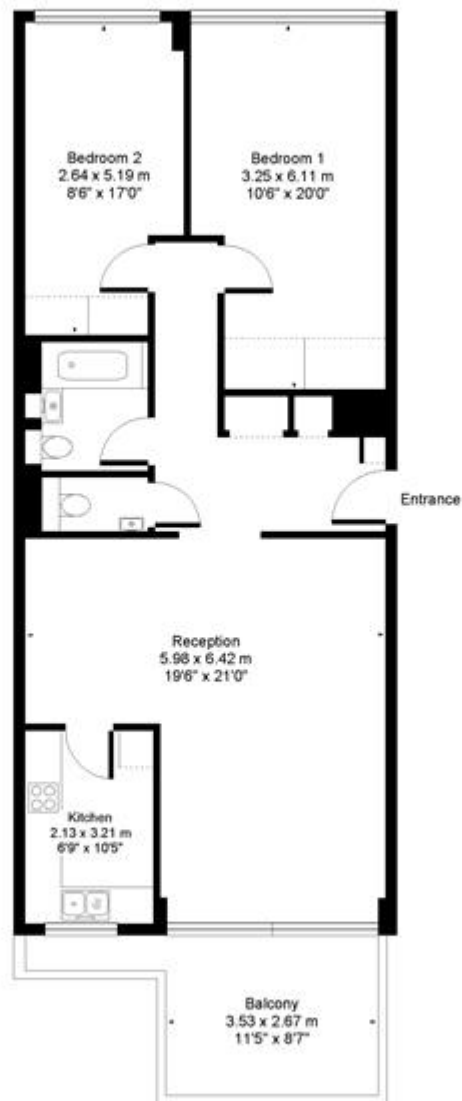




Hamilton House Hall Road, NW8



Approx. Gross Floor Area = 90 sq.meters • 975 sq.feet



THIRD FLOOR

For illustrative purposes only. Not to scale. Prepared by Swan Photography 07974 264576

Terms and Conditions

Tenure:	56 years
Ground Rent:	£225.00
Service Charge:	£7,051.12
Borough:	Westminster
Price:	£1,425,000

EPC Information

Energy Performance Certificate

Flat 39 Hamilton House
 1, Hall Road
 LONDON
 NW8 9PN

Dwelling type: Mid floor flat
 Date of assessment: 17-Mar-2011
 Date of certificate: 17-Mar-2011
 Reference number: 0085-2843-6571-9899-3965
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 89 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Key energy efficient areas: lower energy costs	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

Not energy efficient - higher energy costs
 England & Wales
 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 are likely to be.

Environmental Impact (CO₂) Rating

Key environmental benefits: lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

Not environmentally friendly - higher CO₂ emissions
 England & Wales
 EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	101 kWh/m ² per year	89 kWh/m ² per year
Carbon dioxide emissions	1.4 tonnes per year	1.2 tonnes per year
Lighting	£106 per year	£53 per year
Heating	£173 per year	£177 per year
Hot water	£129 per year	£129 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT