

PARK LORD

THE TRILOGY, 82 HAMILTON TERRACE

ST. JOHN'S WOOD, NW8

A digital glitch effect is applied to the top half of the image. It features horizontal bands of vibrant, saturated colors (cyan, magenta, yellow, green, and blue) that appear to be corrupted or pixelated, creating a sense of digital distortion. The background behind the glitch is a landscape with green hills and a blue sky with white clouds.

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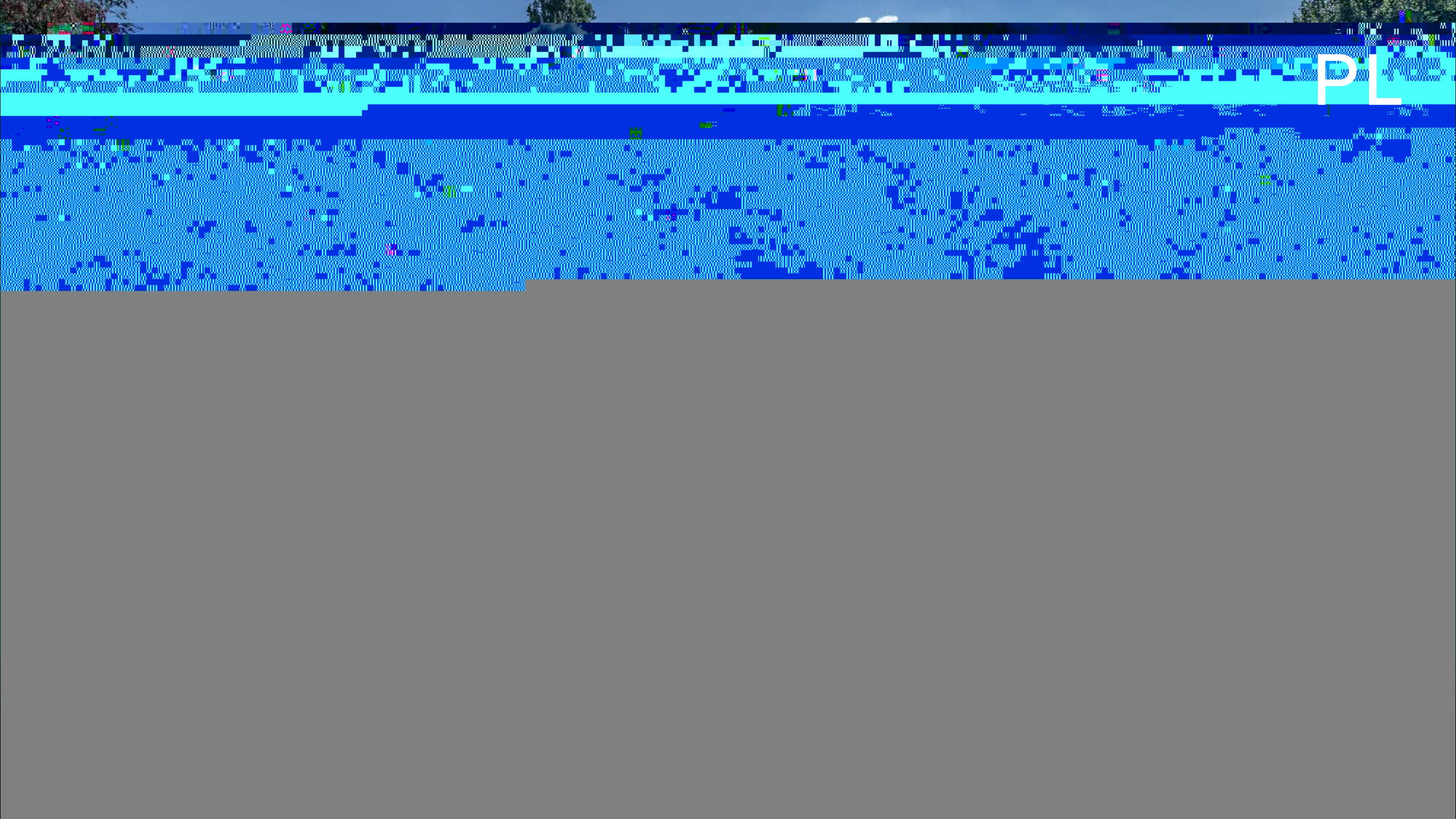


Exceptional 7,847 sq.ft / 729 sq.m, five-storey, family home with an indoor swimming pool and scope to build further, located in St John's Wood.



KEY FEATURES

Freehold
Magnificent Curb Appeal
7,847 sq. ft / 729 sq.m
Planning Permission In Place To Build Further
Separate Staff Flat
Garage And Off Street Parking
Swimming Pool
Stunning Garden



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DESCRIPTION

Located in the prestigious St John's Wood district, this exceptional 7,847 sq.ft Georgian residence seamlessly blends historic grandeur with classic contemporary design. The home's elegant stucco-fronted façade, featuring symmetrical twin bays and large sash windows, creates a striking first impression.

Inside, soaring ceilings enhance the grandeur of its opulent entertaining spaces, which include a spacious kitchen, a family room, a grand reception room, and a full-width terrace overlooking the garden. The expansive principal suite boasts two en-suite bathrooms, two dressing rooms, and a walk-in wardrobe, complemented by four additional double bedrooms, two of which are en-suite.

The top floor features a generous open-plan space with breathtaking views, ideal for use as a games room, gym, studio, or cinema room. On the lower-ground level, a luxurious indoor swimming pool opens onto the expansive south-east-facing garden (123 x 71 ft). Planning consent has been implemented for a 2,400 sq. ft. front basement with concrete piles, while a further 3,545 sq. ft. of basement space under the rear garden has pre-approval from the council.

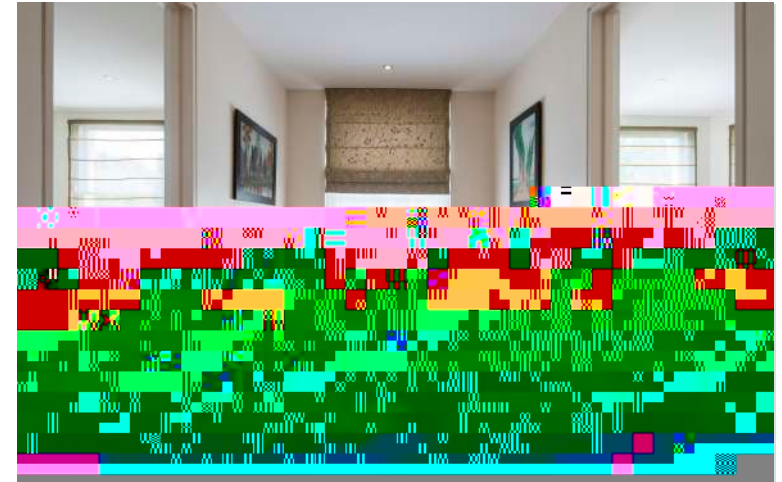
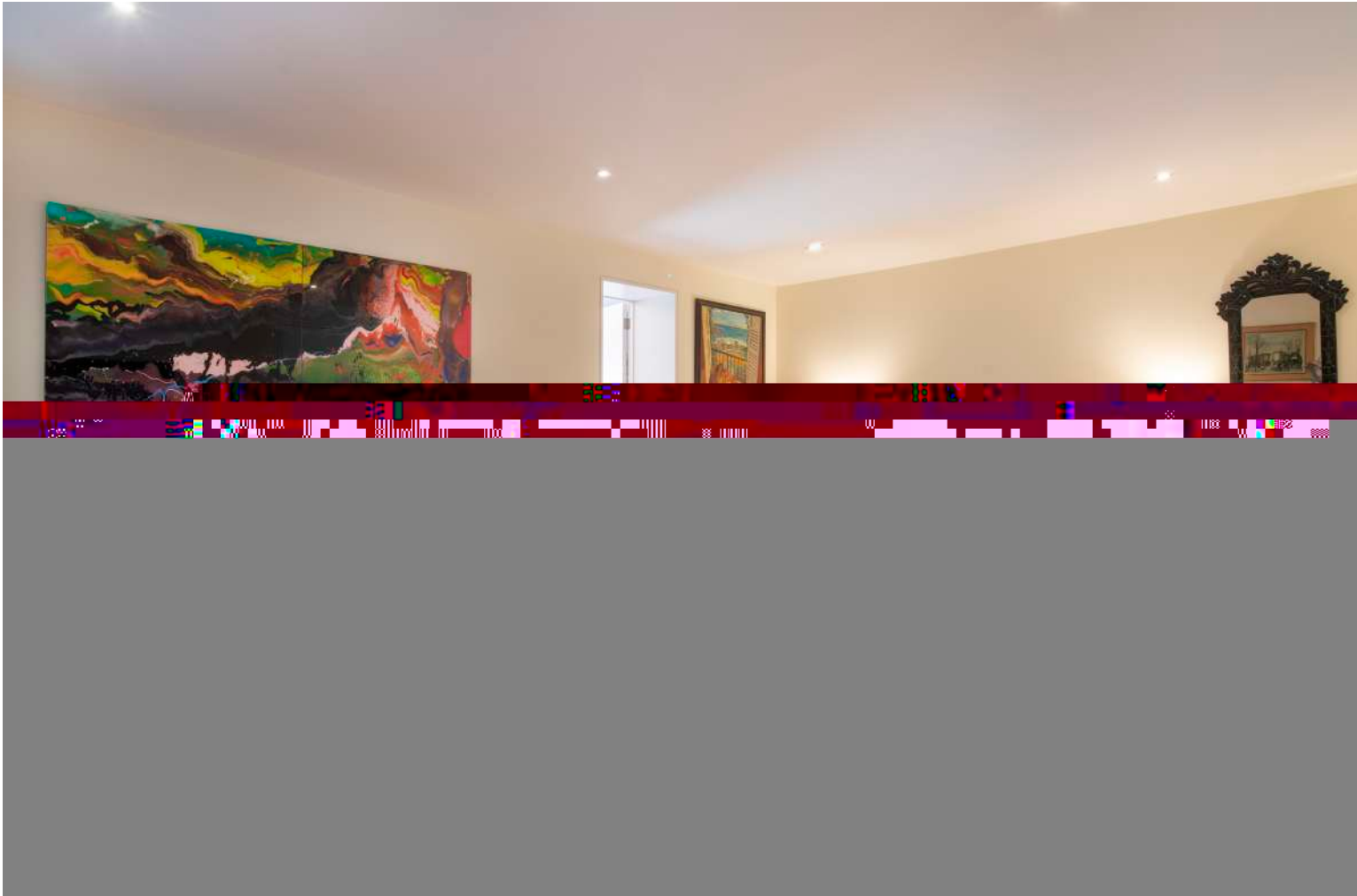
Additionally, a self-contained one-bedroom apartment with a separate entrance provides an ideal space for guests or live-in staff. The property also benefits from a spacious garage and off-street parking for two cars.

St John's Wood offers a charming village-like atmosphere, characterized by elegant Regency and modern architecture. Residents enjoy easy access to the cafés, restaurants, and boutiques of St John's Wood High Street, as well as landmarks such as Lord's Cricket Ground, Regent's Park, and Primrose Hill. The area is well-connected, with both Maida Vale (Bakerloo Line) and St John's Wood (Jubilee Line) Underground stations just a short walk away.



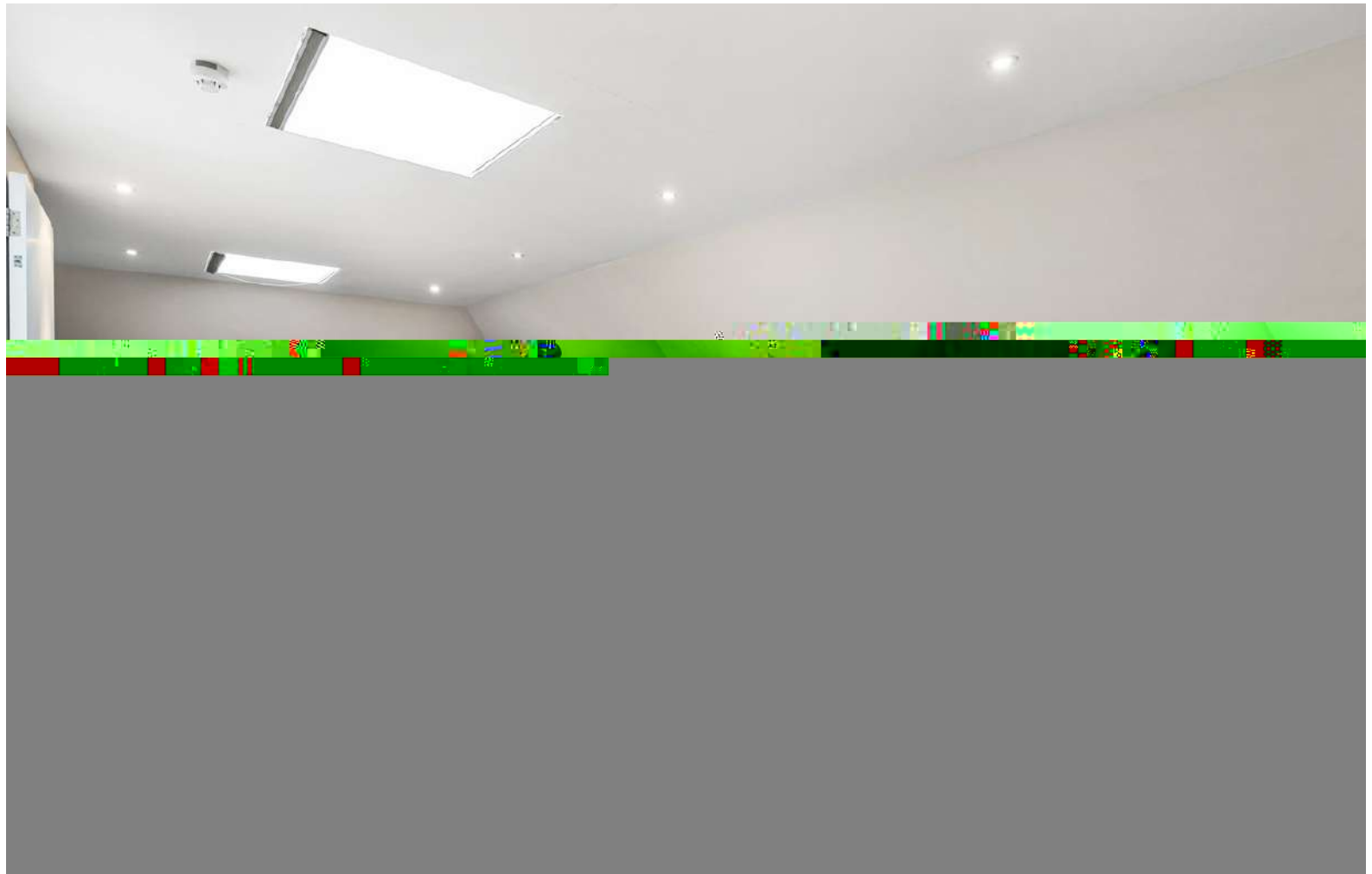
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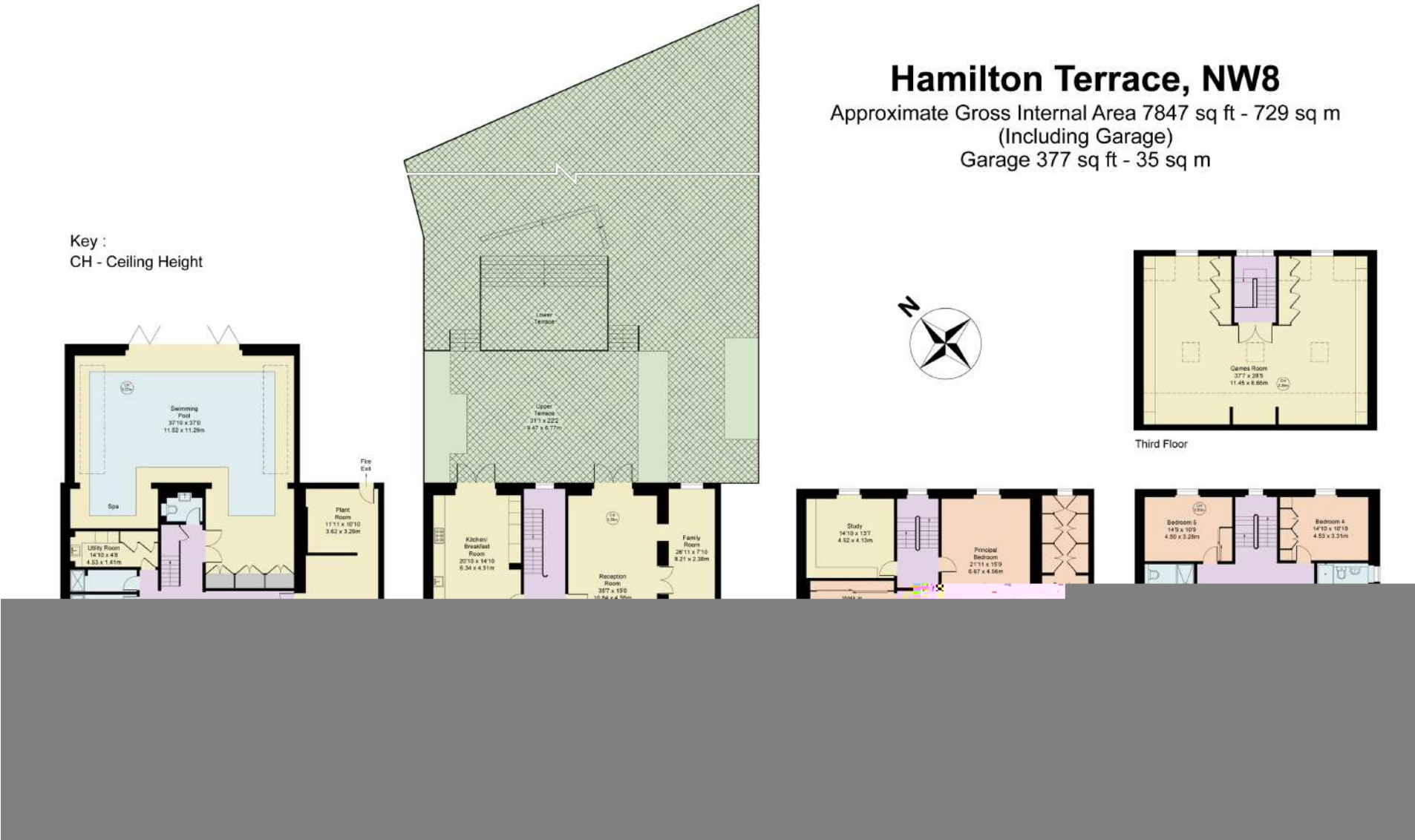
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PARK LORD

JOSHUA MARKS

jm@parklord.com
+44 (0) 7725 837 985