

HAMILTON TERRACE NW8



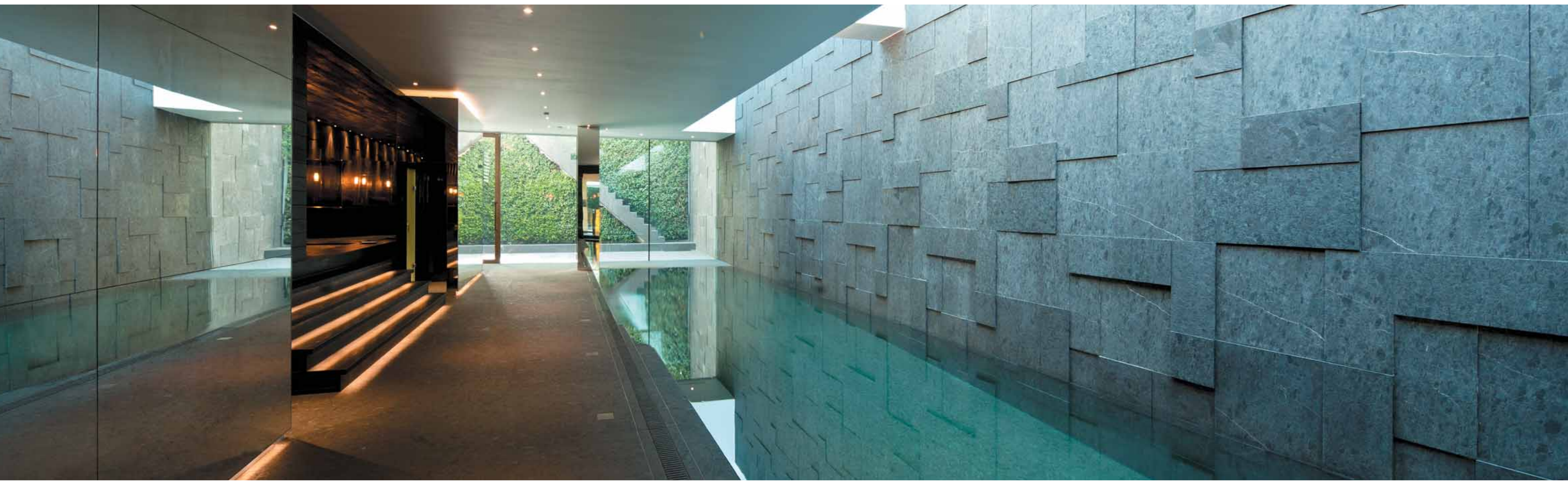
HAMILTON TERRACE NW8

HAMILTON TERRACE IS A MAGNIFICENT 12,453 SQ FT GEORGIAN HOUSE BUILT CIRCA 1850 THAT HAS BEEN THE SUBJECT OF A MAJOR RENOVATION BEHIND THE PERIOD FACADE.

AVAILABLE FULLY FURNISHED AND WITH AWARD-WINNING LANDSCAPED GARDENS, THE DETACHED DOUBLE-FRONTED HOUSE IS LAID OUT OVER FIVE FLOORS AND HAS FOUR LUXURIOUS BEDROOM SUITES, A RECEPTION ROOM, TWO KITCHENS AND A MAGNIFICENT LOWER GROUND LEVEL ENTERTAINING AND LEISURE SUITE WITH SWIMMING POOL, BAR AREA, GYMNASIUM, JACUZZI, SAUNA AND HOME CINEMA.







14 METRE POOL WITH NATURAL STONE WALL





TSUNAMI KITCHEN WITH GAGGENAU APPLIANCES AND SUB ZERO REFRIGERATOR/FREEZER



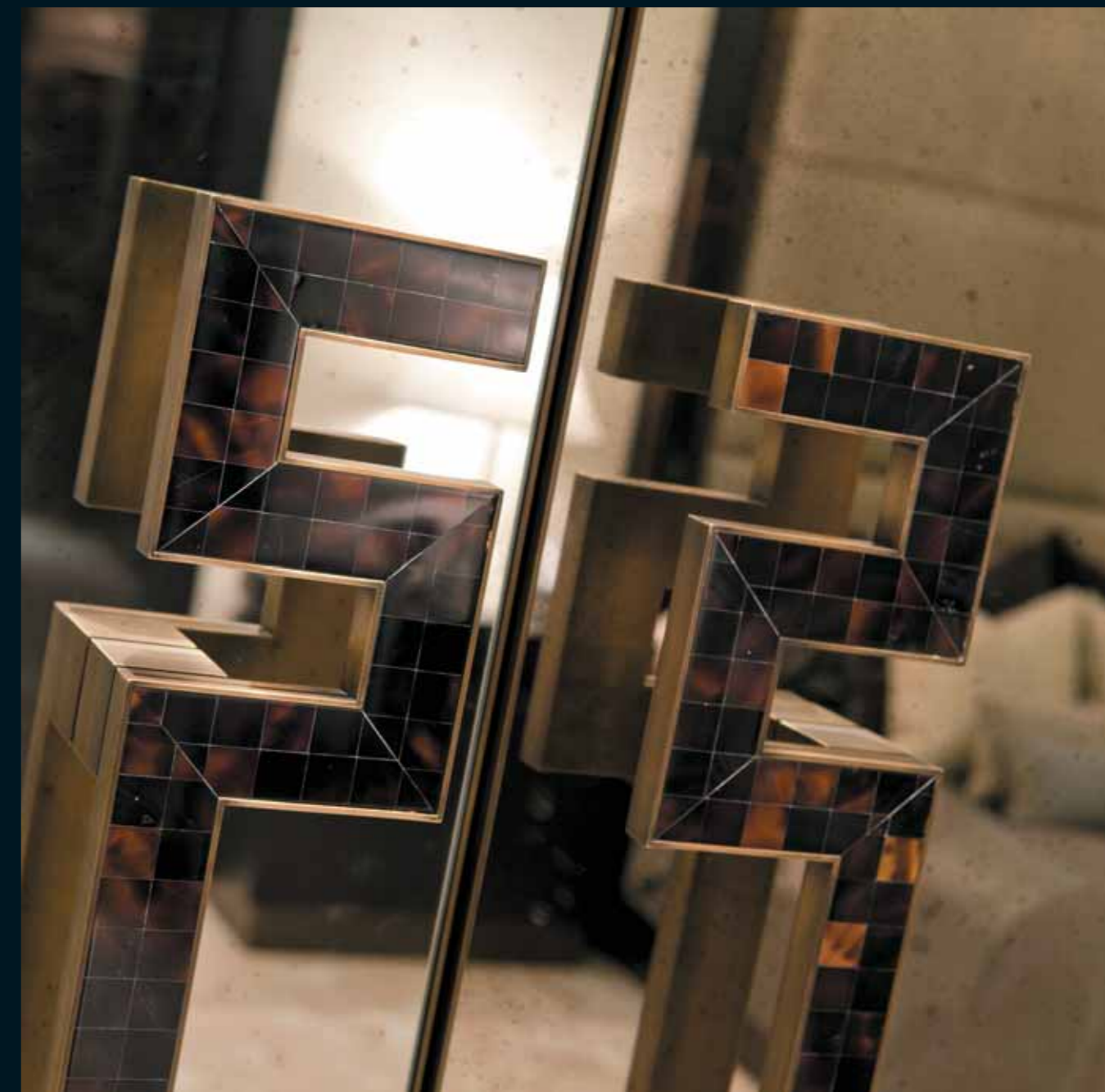




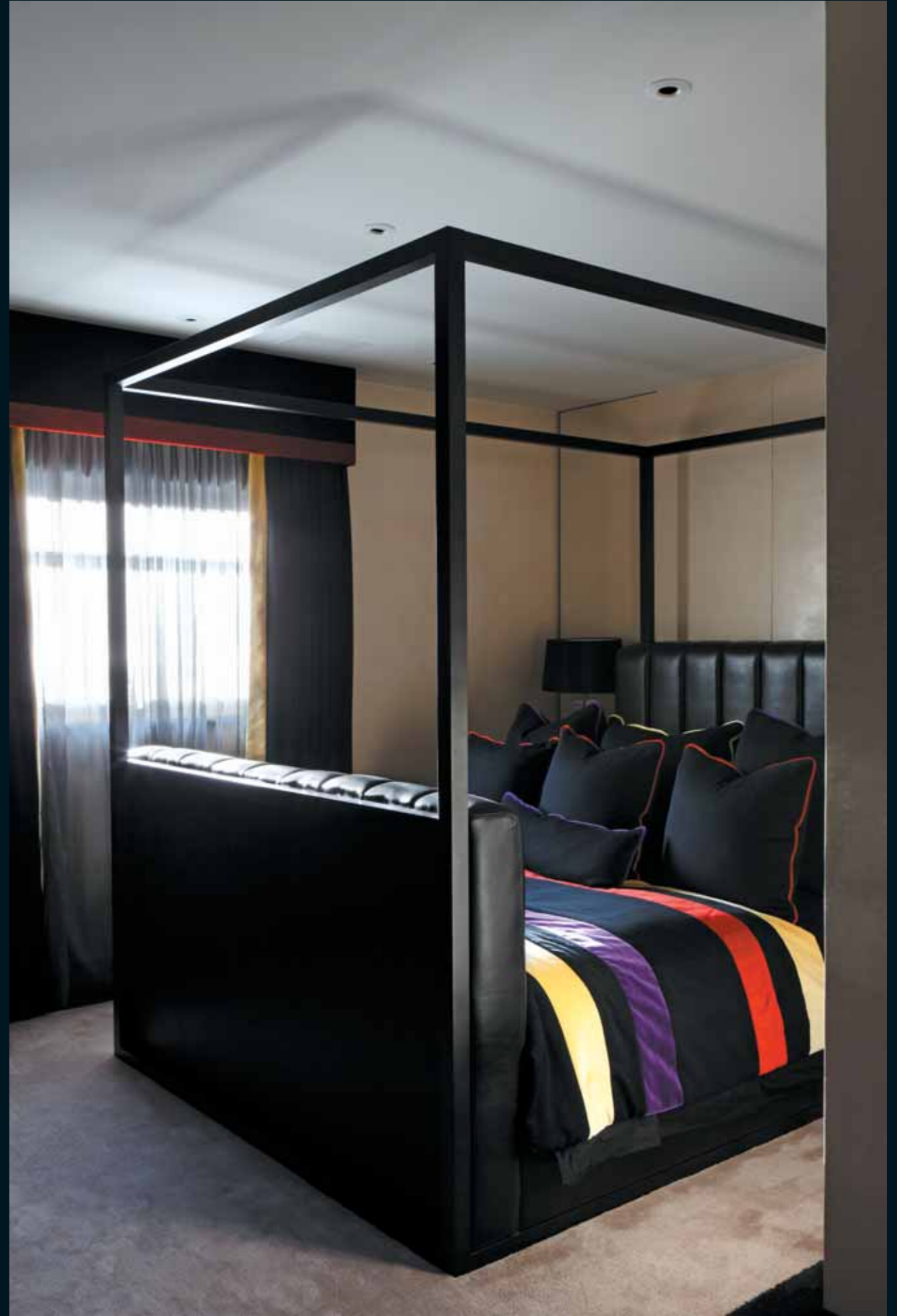
CINEMA ROOM WITH 120 INCH ACOUSTICALLY TRANSPARENT FIXED SCREEN







MASTER SUITE WITH HIS AND HERS DRESSING ROOMS AND BATHROOMS AND A STUDY



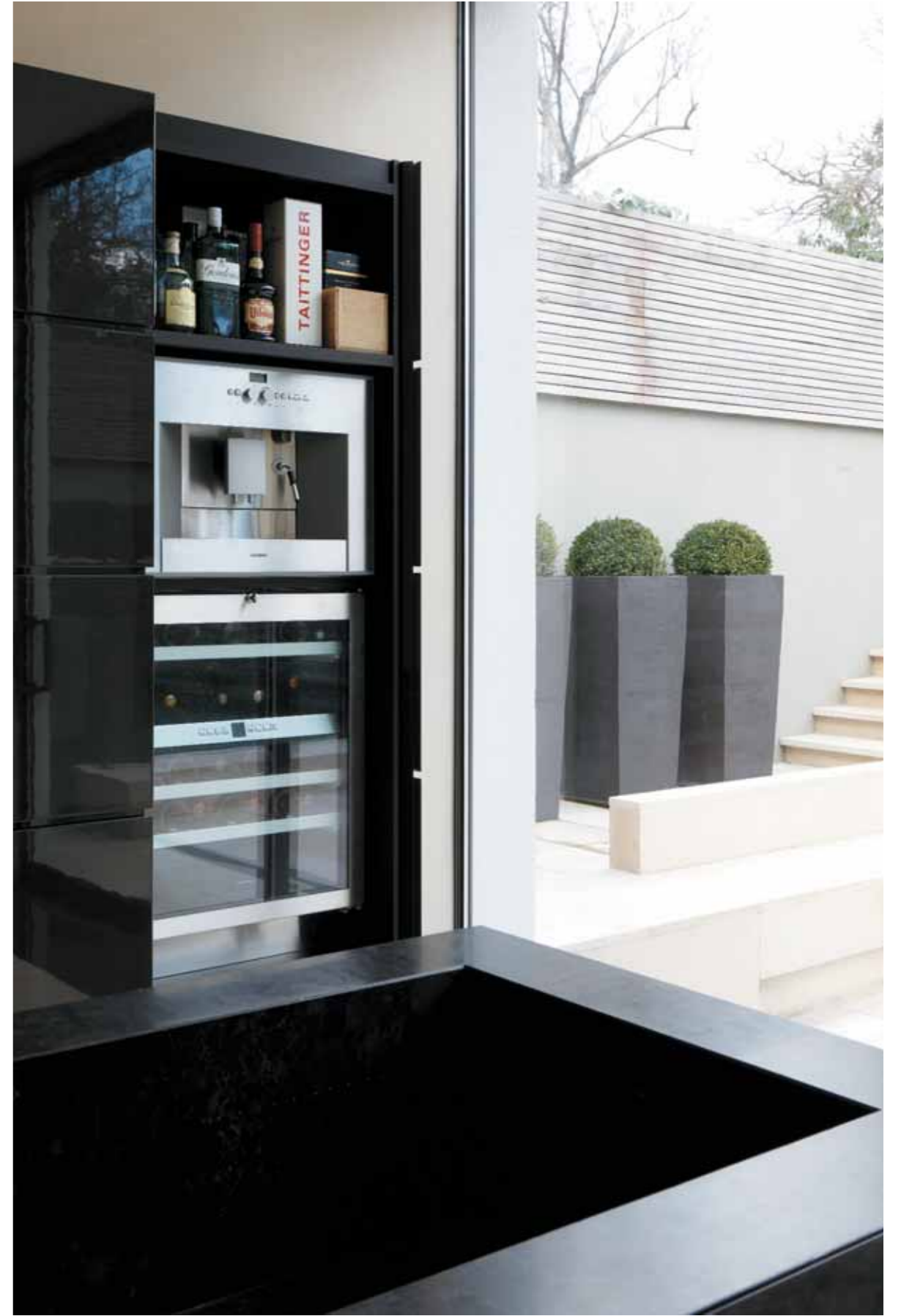
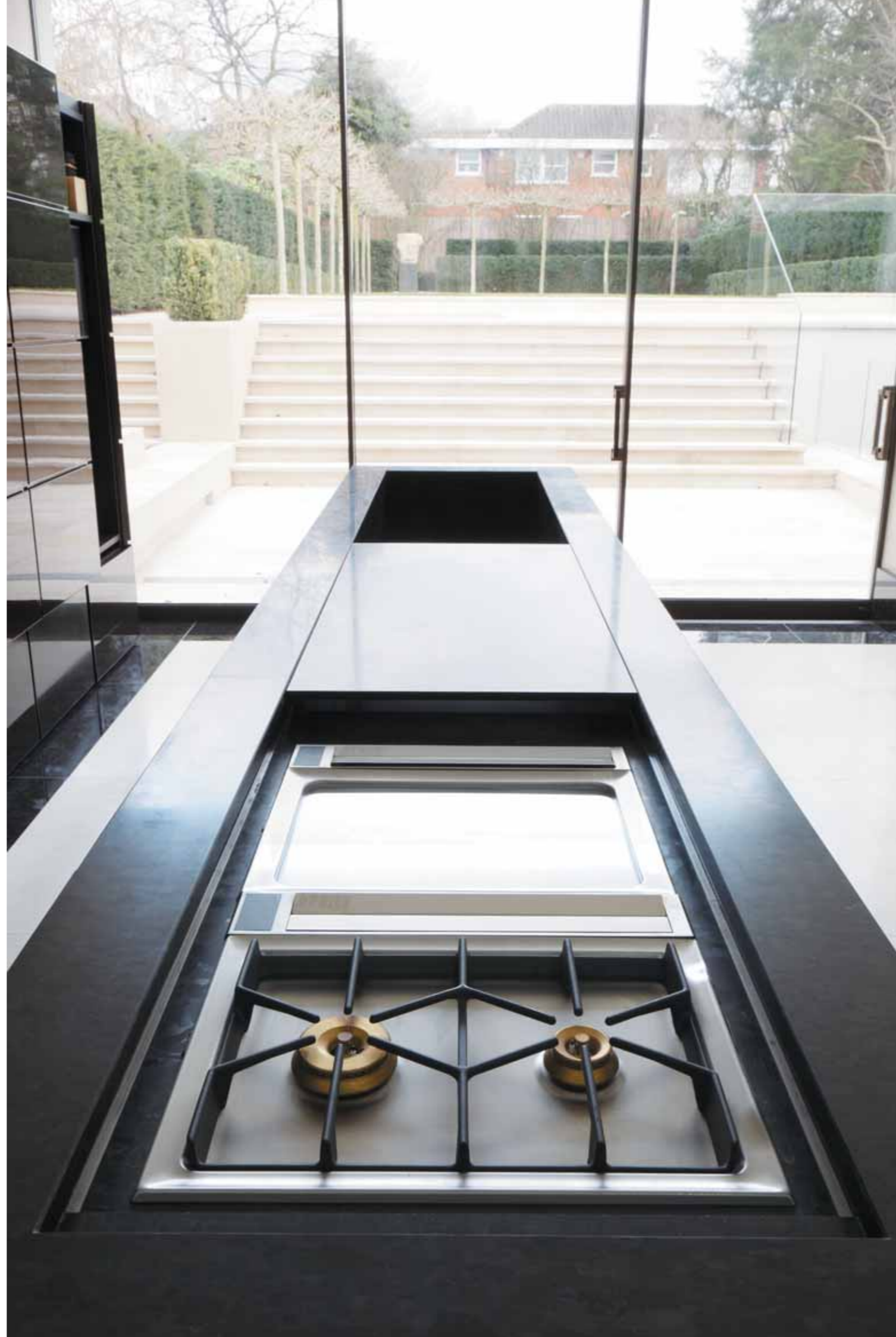




POOL ROOM AND GYM

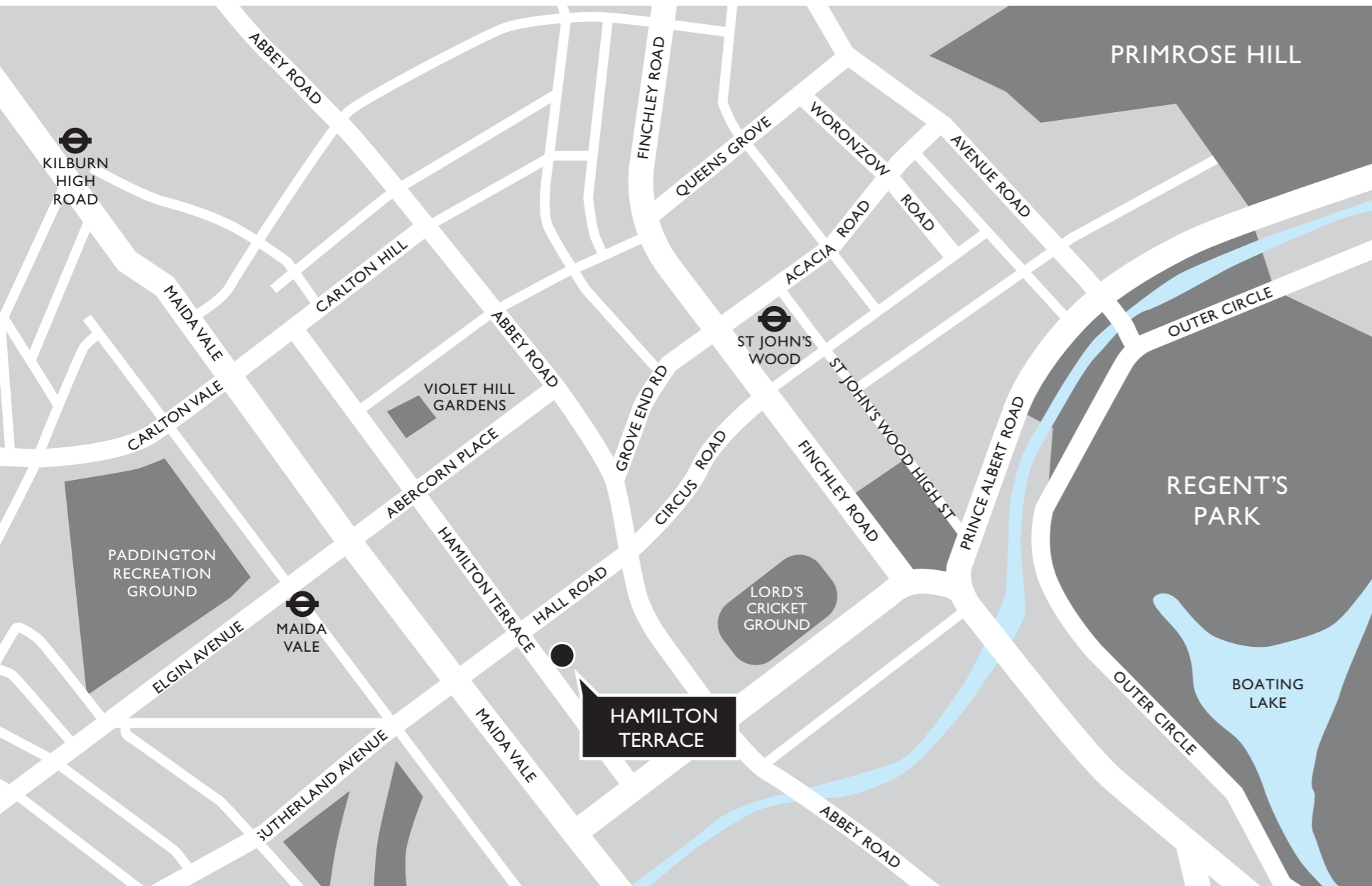


MUSIC ROOM









LOCATION

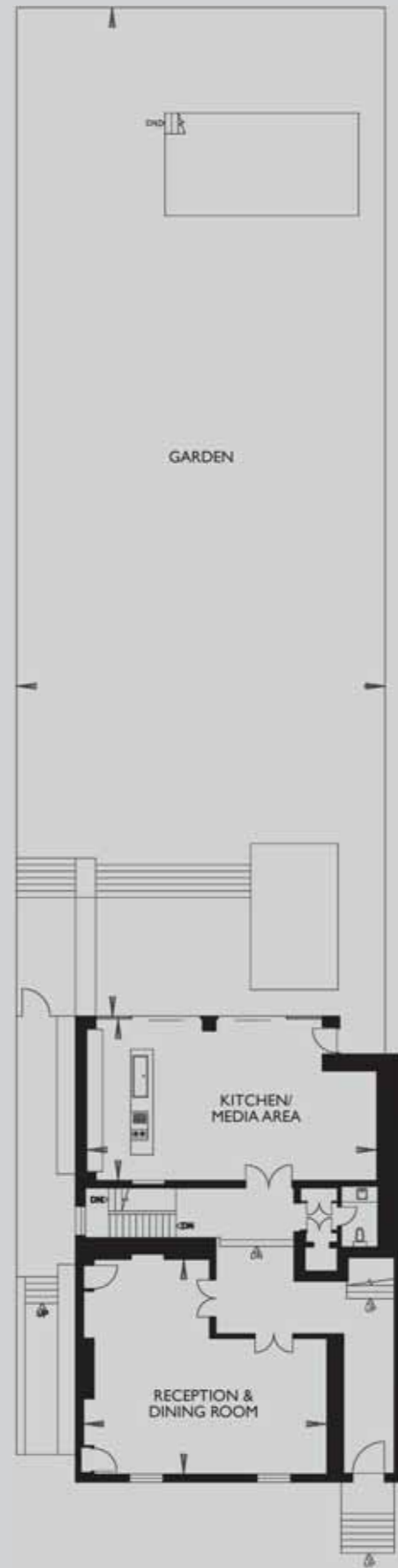
WITH ITS VILLAGE-LIKE AMBIANCE, ELEGANT REGENCY AND CONTEMPORARY BUILDINGS, WORLD FAMOUS CRICKET GROUND AND ESTABLISHED COSMOPOLITAN ATMOSPHERE, ST JOHN'S WOOD IS ONE OF CENTRAL LONDON'S MOST SOUGHT-AFTER ADDRESSES.

JUST A SHORT DISTANCE BY ROAD OR UNDERGROUND TO LONDON'S WEST END AND CITY, YET SET APART DUE TO ITS UNIQUE ARCHITECTURAL HERITAGE AND HISTORY, AND THE 400 ACRES OF NEIGHBOURING REGENT'S PARK AND PRIMROSE HILL, ST JOHN'S WOOD HAS BEEN A HIGHLY DESIRABLE PLACE TO LIVE OVER THE LAST 200 YEARS.

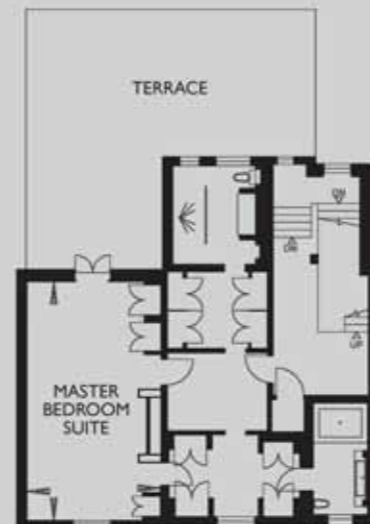
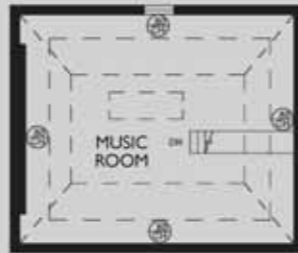
SPECIFICATION

- CRESTRON HOME AUTOMATION AND BUILDING MANAGEMENT SYSTEM, PROVIDING INTEGRATED CONTROLS FOR:
 - LUTRON WHOLE HOUSE LIGHTING SYSTEM
 - LUTRON CONTROLLED ELECTRONIC BLINDS
 - HVAC (HEATING VENTILATION & AIR CONDITIONING)
 - MULTI ROOM AUDIO DISTRIBUTION SYSTEM
 - CRESTRON DIGITAL MEDIA HD VIDEO DISTRIBUTION SYSTEM (DESIGNED TO ENABLE UPGRADING, AND ADDITIONS)
 - VIDEO AND AUDIO ENTRY SYSTEM
 - TELECOMS AND DATA NETWORKS
 - SEIMENS TELEPHONE SYSTEM (DESIGNED TO ENABLE UPGRADING, AND ADDITIONS)
 - REMOTELY MONITORED IT NETWORK
 - TV AND RADIO RECEPTION AND DISTRIBUTION
 - SKY AND SATELLITE RECEPTION READY (DESIGNED TO ENABLE UPGRADING, AND ADDITIONS)
 - CCTV VIEWABLE ON CRESTRON CONTROL SYSTEM TOUCH PANELS
- CRESTRON TOUCH SCREEN CONTROLS
- UNDERFLOOR HEATING
- CINEMA ROOM WITH 120" ACOUSTICALLY TRANSPARENT FIXED SCREEN
- BUILT IN SPEAKERS THROUGHOUT
- KALEIDESCAPE VIDEO AND AUDIO STORAGE SYSTEM (DESIGNED AND READY FOR UPGRADING, AND ADDITIONS)
- ASPIRATED FIRE DETECTION SYSTEM AND GENT MONITORED ALARM SYSTEM
- MONITORED INTRUDER ALARM SYSTEM
- 14M HEATED SWIMMING POOL
- SPA POOL
- KENESIS AND TECHNO-GYM EQUIPMENT
- TSUNAMI KITCHEN WITH GAGGENAU APPLIANCES AND SUB ZERO REFRIGERATOR/FREEZER
- HANSEN COMMERCIAL KITCHEN





GROSS INTERNAL AREA
12,435 sq ft
(1,157 sq m)



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