



HAMILTON TERRACE

LONDON NW8



This freehold double fronted detached Regency style villa built in the early 1840's, and situated in Hamilton Terrace, one of London's most attractive tree-lined boulevards, comes to market for the first time in 38 years.

It sits in a generous plot of land and has a beautiful mature landscaped rear garden, one of the largest in central London. It has electronic security gates and a drive which, with garage, can accommodate up to 4 cars.



The house (5,680 sq. ft.) has an abundance of historic architectural features and period details including high ceilings with ornate cornicing, Corinthian pillars, original bow windows and 4 original open fireplaces, including one 'masterpiece' which pre-dates the house by over 100 years.









The property benefits from excellent light in all rooms throughout its 4 levels, including several with floor-to-ceiling windows. Another unique feature is that the distance between the villa and its neighbouring houses on each side is the widest of any other house in Hamilton Terrace, allowing the front and rear gardens to be bathed in sun for longer than any other.





The property can provide up to 9 good sized bedrooms, and is currently arranged to provide one large master bedroom with ensuite bathroom plus 4 additional spacious bedrooms and 5 generously proportioned reception rooms including a spectacular formal dining room, double length reception room and spacious entrance hall, each with 14' ceilings, a wood panelled television room, and a double length 'day' room, a top floor suite including a living room and second kitchen, 2 further bathrooms, a guest washroom, a cloakroom and an exceptionally large main kitchen/informal dining area, plus utility room.

The garden can be accessed from the house via 2 sets of French windows leading out via 2 patios and also via double glass doors from the main entrance hall which extends from front to rear of the house.

The property is situated close to Regent's Park and approximately one mile from London's West End.

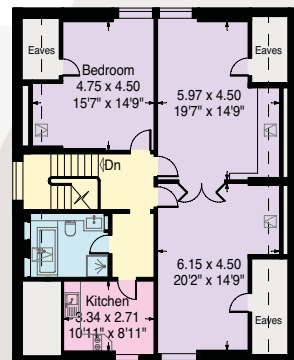
APPROXIMATE GROSS INTERNAL AREA

527.7 sq.m (5,680 sq.ft)
(Including reduced height below
1.5m and garage)

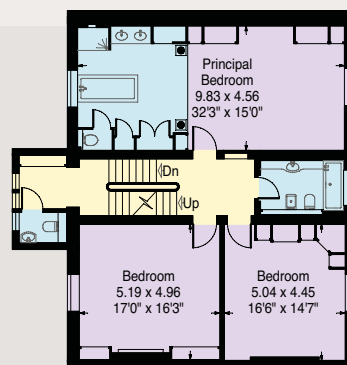
Garage - 29.8 sq.m (321 sq.ft)

Reduced height area -
18.0 sq.m (194 sq.ft)

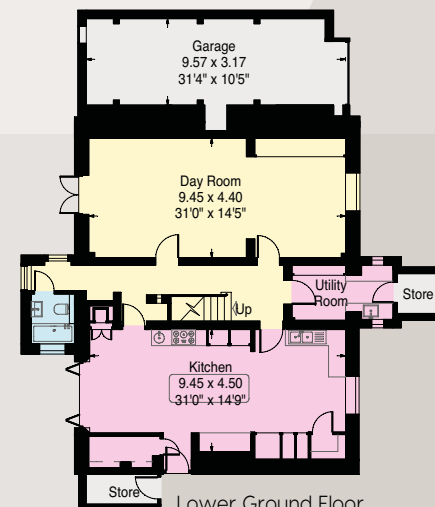
For identification purposes only.
Not to scale.



Second Floor



First Floor



Lower Ground Floor



Ground Floor



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Photography by Tony Murray Tel: 07718 543333

Brochure by TwentyOneFifty Tel: 020 8778 2150

TERMS

Tenure: Freehold

Local Authority: City of Westminster

EPC Rating: D

Guide Price: £14,950,000

