

# HAMILTON TERRACE, ST JOHN'S WOOD, LONDON NW8



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A handsome detached house, Art Deco in design, offered in excellent decorative condition and arranged over approx 6,750 sq ft. This stunning Art Deco house was the home of the Marquis and Marquesa de Casa Maury built in 1938. Many of its original features still remain in the house. The accommodation is primarily arranged over 3 floors with the built in Fendi kitchen with breakfast room, living/dining room and TV room - all on the raised ground floor. The principal bedroom suite occupies the whole of the first floor and comprises large bedroom, two large intercommunicating dressing rooms, bathroom and sitting/gym area and access to a terrace overlooking the garden. There are 4 more double bedrooms – all with ensuites - on the second floor. The garden floor features a very large gallery 'space' ideal for home/office or studio, which can be converted to a games room / cinema / den, housekeeper's bedroom suite and utility room with boiler and services rooms. There is an integral garage and off street parking to front for 2 cars. The landscaped garden measures approximately 125ft with heated outdoor pool and sitting area. The house has planning permission for a further five thousand feet.

## ACCOMMODATION AND AMENITIES:

LARGE ENTRANCE HALL, LARGE LIVING/DINING ROOM, TV/FAMILY ROOM, KITCHEN/BREAKFAST ROOM, PRINCIPAL SUITE COMPRISING BEDROOM WITH 2 DRESSING ROOMS, ENSUITE BATHROOM, GYM AREA & TERRACE OVERLOOKING THE GARDEN. 4 ADDITIONAL DOUBLE BEDROOM SUITES. LOWER FLOOR COMPRISING WORKSPACE/OFFICE/STUDIO, HOUSEKEEPER'S SUITE WITH BEDROOM AND BATHROOM. LANDSCAPED 125' GARDEN WITH OUTDOOR POOL, INTEGRAL GARAGE AND OFF STREET PARKING FOR 2 CARS.

## PRICE UPON APPLICATION. FREEHOLD

SOLE SELLING AGENT









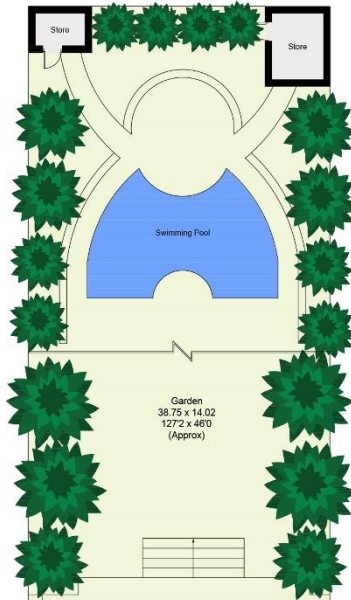
# Hamilton Terrace, NW8

Approximate Area = 611.3 sq m / 6580 sq ft

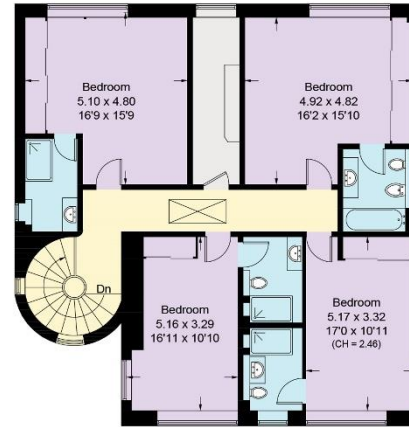
(Including Garages)

Stores = 14.2 sq m / 153 sq ft

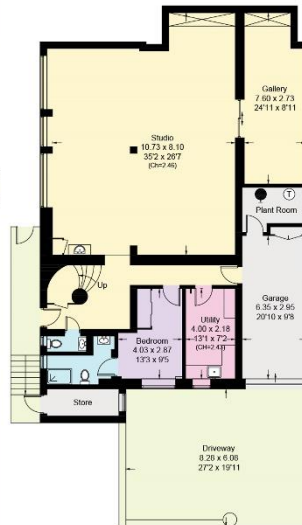
Total = 625.5 sq m / 6733 sq ft



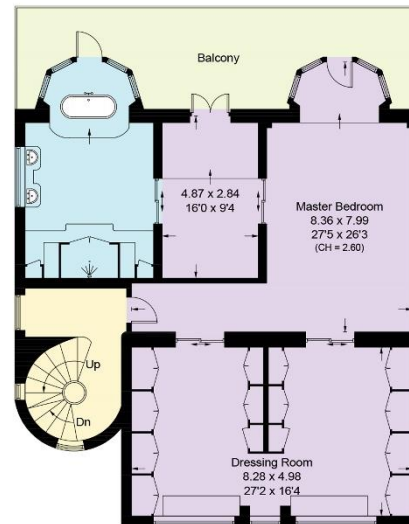
**Raised Ground Floor**  
Approximate Area = 172.2 sq m / 1854 sq ft



**Second Floor**  
Approximate Area = 127.6 sq m / 1373 sq ft



**Lower Ground Floor**  
Approximate Area = 177.6 sq m / 1912 sq ft  
(Including Garages)



**First Floor**  
Approximate Area = 133.9 sq m / 1441 sq ft

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential)  
Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.