













CONTEMPORARY GRANDEUR



The imposing Georgian exterior

68 Hamilton Terrace is an imposing and handsome eight-bedroom residence in St John's Wood's most sought-after street. This broad tree-lined avenue is home to many magnificent houses but 68 stands out, not just for the quality of its build and intricate detailing throughout, but for its supreme level of comfort, character and charm.







Formal living room





Dining room



BESPOKE INTERIORS



Staircase and furniture details

Inspired by the classic Art Deco hotels of New York, the interior harks back to the seemingly effortless elegance and opulence of the 1920's. The stunning interiors – from the broadest brushstrokes down to the tiniest detail – are from interior designers Argent, who over two decades have become established as market leaders in the creation of high-end luxury lifestyle.



Dining room









Main hallway





Swimming pool



## EXQUISITE FACILITIES



Swimming pool, gym and steam room

As is to be found throughout the house, the lower ground floor is designed and equipped with a keen eye for detail. From the mosaic-tiled steam room, with a ceiling glittering like the night sky, to the polished steel cascade by the 12m pool, surrounded floor to ceiling by mirrors and Kenya Wood granite the leisure area is breathtaking.

A well equipped gym and shower room complete the ensemble. Across the lobby, the Club Room, Study and state-of-the-art Cinema offer the antidote to the energy of the exercise areas with a plush and relaxing retreat where the bespoke furniture speaks of timeless elegance and unmatched quality.











Metro Goldwyn Mayer  
TRADE MARK









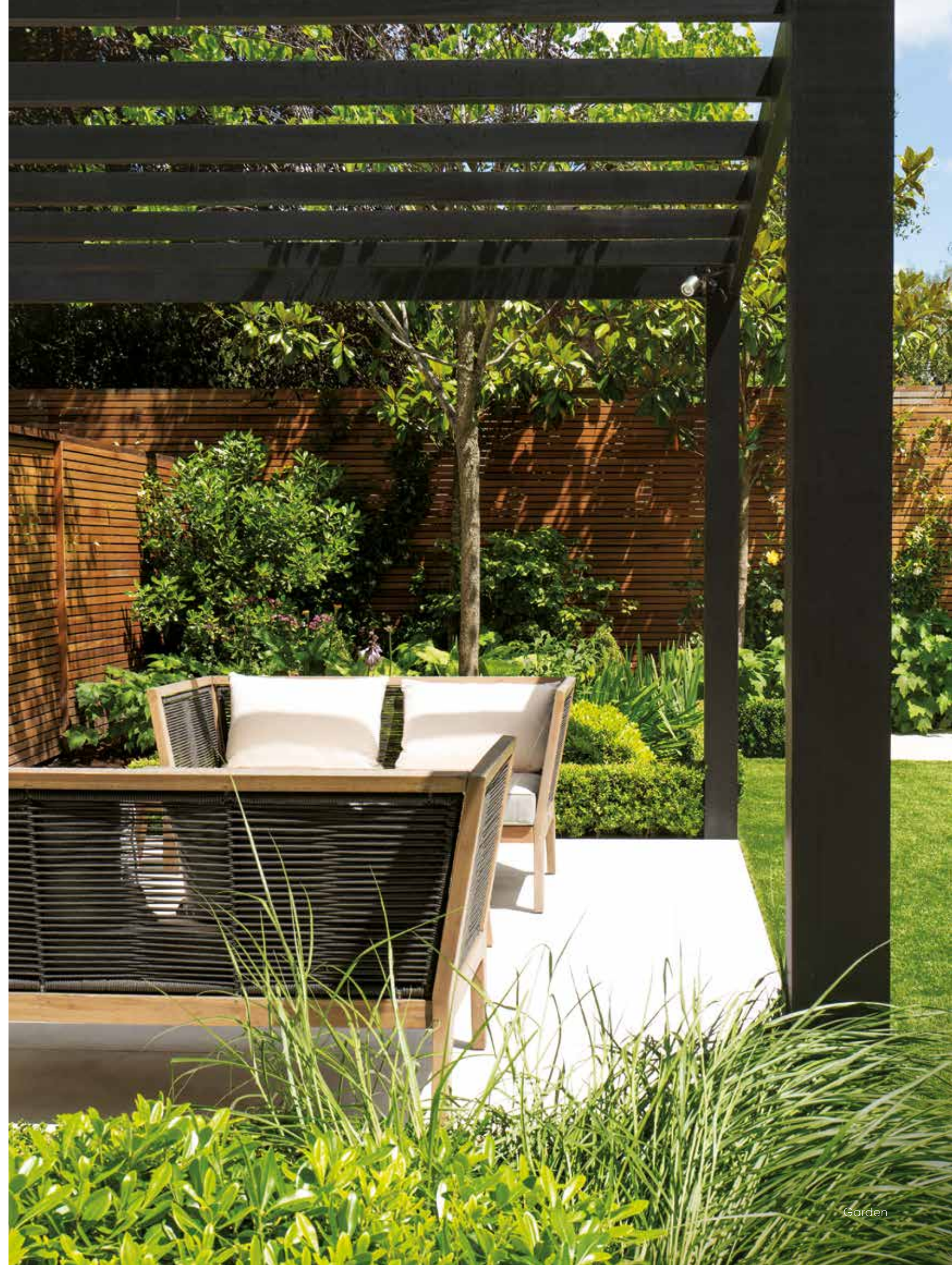


L A I D - B A C K L U X U R Y



Garden

The elegance of the house is maintained both within and without. The rear garden provides a luxurious patio of Moleanos Limestone with outside fireplace and multiple seating areas – a true green-grassed oasis in which to spend quality time – while also being wired for television, sound and WiFi.

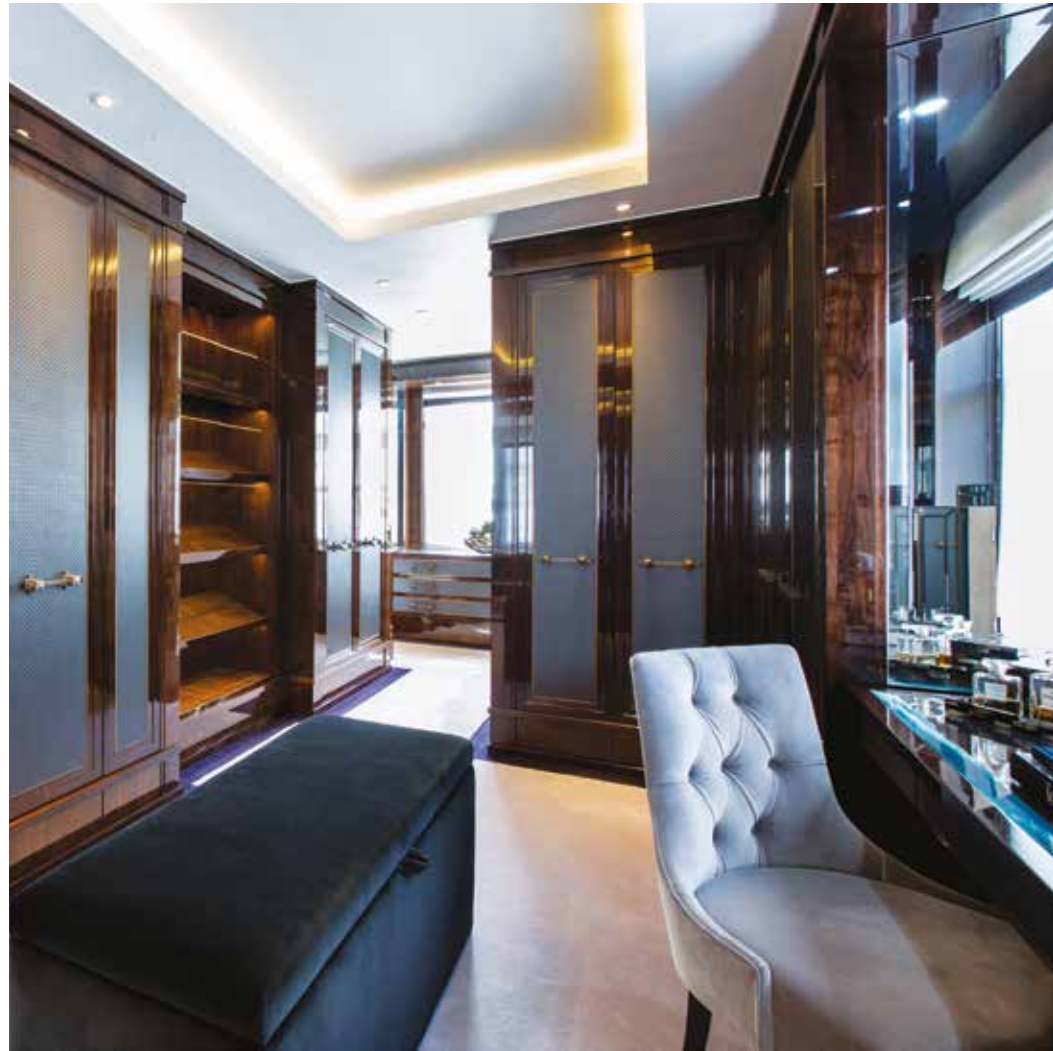








SERIOUSLY SOPHISTICATED



Master dressing room one

This five-floor Georgian mansion is a showcase for the designer's art and eye. The central bronzed Art Deco staircase informs the design throughout. The bespoke furniture and doors in highly polished walnut are detailed in embossed leather, bronze and chrome. From the bespoke chrome door furniture to the bronze and chrome electrical fittings, from the page matched Turkish Lilac in Her Master Bathroom to the Silk Georgette in His, every floor exudes quality.



Master bathroom two and master dressing room two





Master bedroom





Master bathroom one









Bathroom four (bedroom four's ensuite)





Bedroom three

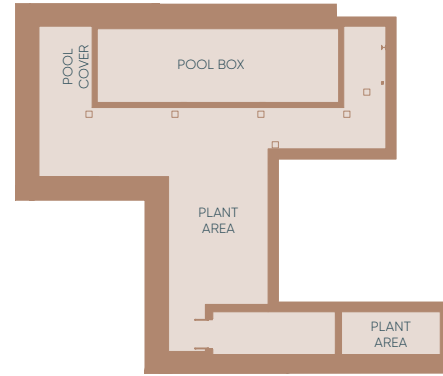


LOWER GROUND FLOOR

TOTAL (GIA): 454.4 SQ M/4,891 SQ FT



PLANT ROOM



Pool Box: 40.77 sq m/438.90 sq ft  
Plant Area: 101.47 sq m/1092.23 sq ft  
Gym: 19.73 sq m/212.41 sq ft

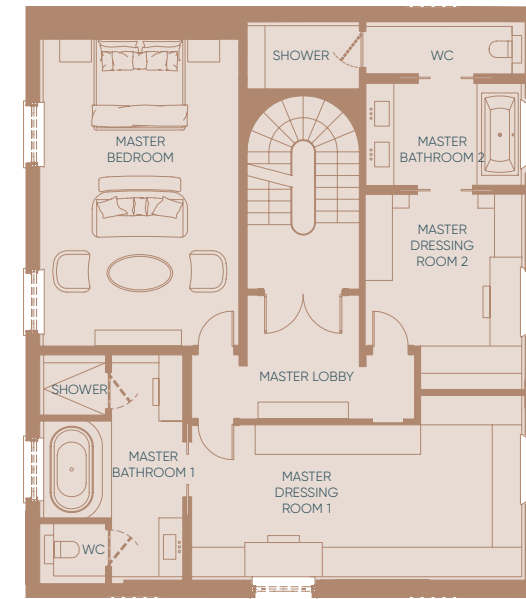
Steam Room: 4.17 sq m/44.87 sq ft  
Study: 20.88 sq m/224.78 sq ft  
Lobby: 25.63 sq m/275.91 sq ft  
Wine Cellar: 21.73 sq m/233.90 sq ft  
Cinema: 29.05 sq m/312.64 sq ft

Staff Bed 1: 6.40 sq m/68.90 sq ft  
Staff Bathroom: 2.86 sq m/30.78 sq ft  
Laundry: 6.44 sq m/69.29 sq ft  
Kitchen: 6.25 sq m/67.30 sq ft  
Bike Store: 9.10 sq m/97.93 sq ft



FIRST FLOOR

TOTAL (GIA): 128.0 SQ M/1,377.8 SQ FT



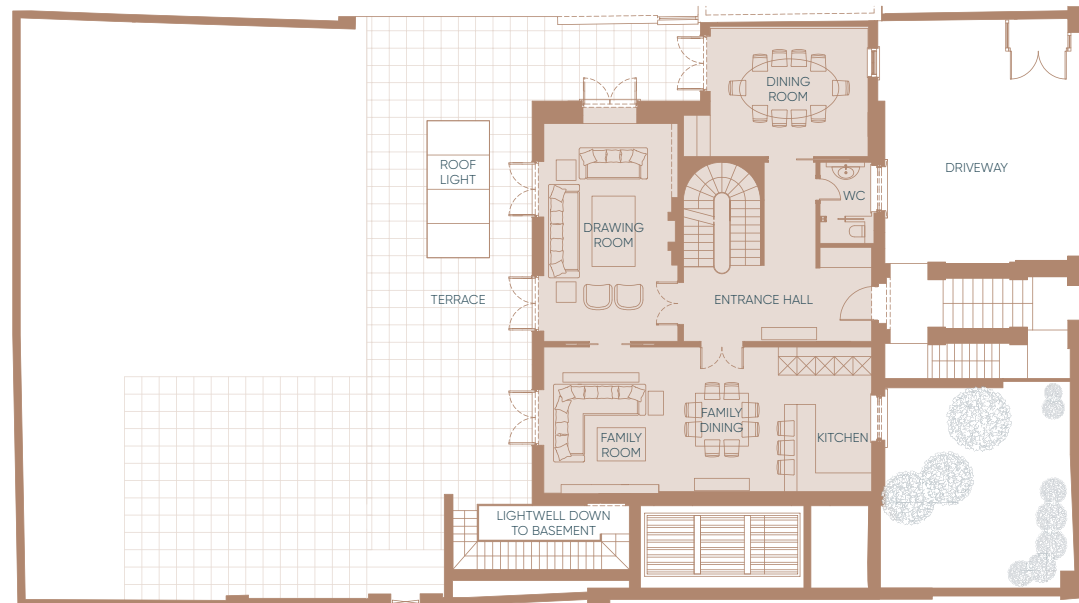
Lobby: 10.03 sq m/107.95 sq ft  
Bedroom: 29.07 sq m/312.95 sq ft  
Bathroom 1: 14.20 sq m/152.87 sq ft

Dressing Room 1: 26.04 sq m/280.28 sq ft  
Bathroom 2: 14.83 sq m/159.66 sq ft  
Dressing Room 2: 14.30 sq m/153.92 sq ft



GROUND FLOOR

TOTAL (GIA): 143.0 SQ M/1,539.3 SQ FT



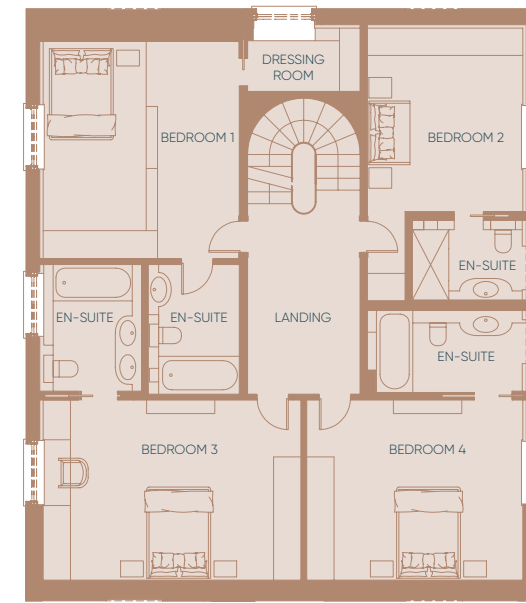
Family Room: 49.23 sq m/529.90 sq ft  
Drawing Room: 30.55 sq m/328.80 sq ft  
Dining Room: 21.89 sq m/235.58 sq ft

Entrance Hall: 21.91 sq m/235.86 sq ft  
WC: 4.29 sq m/46.15 sq ft



SECOND FLOOR

TOTAL (GIA): 128.0 SQ M/1,377.8 SQ FT



Landing: 10.42 sq m/112.20 sq ft  
Bedroom 1: 20.67 sq m/222.46 sq ft  
Bedroom 2: 15.39 sq m/165.63 sq ft

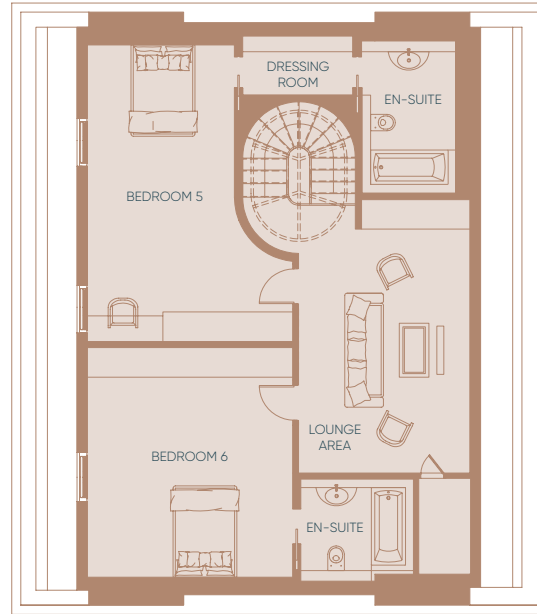
Bedroom 3: 22.20 sq m/238.92 sq ft  
Bedroom 4: 18.94 sq m/203.82 sq ft





## THIRD FLOOR

TOTAL (GIA): 98.0 SQ M/1,054.9 SQ FT



Lounge Area: 19.19 sq m/206.61 sq ft  
 Bedroom 5: 20.56 sq m/221.29 sq ft  
 Bedroom 6: 20.10 sq m/216.37 sq ft



## SPECIFICATION

### CONTROL & HOME AUTOMATION SYSTEM

1 x Crestron CP3 Processor  
 1 x Crestron SW-3SERIES-BACNET-50+ (BMS Interface)  
 12 x Crestron TSW-750-B-S Touchscreen Wall Panels  
 6 x iPad Mini with Launch Port Base Stations + Power Sleeves

### LIGHTING CONTROL SYSTEM – LUTRON HOMEWORKS

1 x CSS Custom DIN 5  
 2 x Lutron CSS CUSTOM DIN PANEL 9  
 2 x Lutron HQP6-2  
 6 x Lutron LQSE-4A-D  
 3 x Lutron LQSE-4S10-D  
 12 x Lutron LQSE-4T10-D  
 2 x Lutron QPS-DH-1-60

### DATA SYSTEM

DATA NETWORKING  
 1 x Cisco 48 Port Switch  
 1 x Cisco SG300-28P  
 1 x CSS DATA STRUCTURE  
 1 x Draytek v2860

### WiFi

1 x Cisco SG300-52MP  
 2 x Ruckus RUC-050-1YR  
 1 x Ruckus Zone Director 1200  
 1 x Ruckus RUC-1250 (Zone Director)  
 8 x Ruckus ZoneFlex 7372

### AUDIO SYSTEMS

#### DISTRIBUTED AUDIO – SOURCES

1 x LODE LA4 – Music server system  
 1 x Synology NAS Drive RS815+ 4TB

#### DISTRIBUTED AUDIO – SPEAKERS (CEILING MOUNTED)

24 x Sonance VP66RTL  
 10 x Sonance VP62R SUR/SST TL  
 12 x Sonance VP65R SSTXT

#### DISTRIBUTED AUDIO – AMPS

1 x Crestron SWAMPI – 24x8  
 2 x Sonance SONAMP DSP 8-130  
 2 Triad RACKAMP 350 DSP

### CINEMA

#### HOME CINEMA RECEIVER

1 x Anthem MRX 510 AV Surround  
 Sound Receiver

#### PROJECTOR & SCREEN

1 x Sim2 Lumis AR1 T1 Projector + Sim2 ISCO Lens and Sled  
 1 x Screen Research EL1C-135-240-4W-B-E (Fixed Screen)

#### CINEMA SURROUND SOUND SPEAKERS

2 x Triad in Ceiling Silver 4 Surround  
 3 x Triad in Wall Silver 4 LCR  
 2 x Triad in Wall Slim Subwoofer 4

### VIDEO SOURCES

4 x Sky HD Boxes  
 3 x Apple TV – 4th Generation 64GB  
 1 x Kaleidescape KSERVER-1500-0325 – Movie Server  
 1 x Kaleidescape KVAULT-M700 – Disc Storage Vault  
 3 x Kaleidescape M300 – Zone Movie Player  
 1 x Oppo BDP-103EU – Bluray/DVD player

### TELEVISIONS

#### BATHROOMS

1 x Aquavision AVF-27L-GLCD – 27" Genesis LED TV Panel  
 1 x Aquavision AVF-22L-GLCD – 22" Genesis LED TV Panel

#### HOUSE

1 x Panasonic TX-40CS520B  
 3 x Panasonic TX-42AS650B  
 1 x Panasonic TX-47AS802B  
 2 x Panasonic TX-55AS802B  
 2 x Panasonic TX-60AS802B  
 1 x Panasonic TX-65AX802B

### CURTAINS

Electric curtains on Crestron throughout Ground and  
 First Floors

### COMMUNICATIONS/ACCESS

#### DOOR ENTRY SYSTEM

1 x BPT SYS X1  
 1 x Crestron cen-nvs200

#### PHONE SYSTEM

1 x Panasonic KX-NS5110X  
 1 x Panasonic KX-NS5180X  
 1 x Panasonic KX-NS700  
 1 x Panasonic KX-NSM520W  
 20 x Panasonic KX-NT556  
 3 x Active Phone Lines (BT)  
 1 x Domestic Broadband  
 1 x Business Broadband (Static IP)

### KITCHEN

1 x Miele Full-Height Fridge K37472ID  
 1 x Miele Full-Height Freezer FN9752I  
 1 x Miele Under-Counter Fridge K9122UI  
 1 x Miele 5-Zone Induction Hob KM6387  
 1 x Miele M-Touch Microwave Combi Oven H6800BM/CLST  
 1 x Miele M-Touch Steam & Combination

#### Oven DGC6805XL/CLST

2 x Miele M-Touch Multi Function Pyrolytic Ovens H6860BP/CLST  
 2 x Miele Warming Drawers ESW6214  
 1 x Miele Dish-Washer G6160SCVI  
 1 x Miele Pull-Out Extractor Hood DA3590

### WINE STORE

1 x Gaggenau full-height integrated wine storage fridge  
 RW464361

### UTILITY ROOM

2 x Miele W1 Chrome Edition Soft-Steam Honeycomb Washing  
 Machines WKG120  
 2 x Miele T1 Chrome Edition Honeycomb Plus Tumble Dryers  
 TKG440WP

### GYM

TechnoGym Cross Trainer/Treadmill/Adjustable Bench  
 1 x Wattbike Pro 2013 Static Cycle M51-015  
 1x Jordan Set 10 pairs Classic Dumbbells 2-20kg  
 1 x Zip Tap Iced Water Dispenser

### HEATING/COOLING

Thermostats to each room to control  
 WMS Water Heated Under Floor Heating  
 Mitsubishi VRF Comfort Cooling Air  
 Conditioning System  
 Electric Heating Under Drive

### SOLAR

Roof-mounted photo-voltaic solar panels

### SECURITY SYSTEMS

GES FIRE & SECURITY ACCESS CONTROL, CCTV &  
 INTRUDER DETECTION

Security System with Full Perimeter and Internal Protection  
 26 x Pyronix Dual Tech Movement Detectors  
 21 x CQR Magnetic Contacts  
 31 x Honeywell Viper Vibration Sensors  
 Red Care Connected  
 Front Gate Access Control Via Video on Crestron Screens  
 CCTV System with Access via Crestron & Phone App  
 9 x External Fixed Dome IC Realtime Cameras  
 1 x IC Realtime Monitor & Continuous Recording System

### CONTACT SECURITY FIRE DETECTION & ALARM SYSTEM

Wagner Air Sample System  
 5 x Air Sense Units (Sample Analysers)  
 12 x Smoke Detector "Sniffer" Units  
 26 x Conventional Sounders  
 Central Station Connection for Rapid Fire Brigade Response

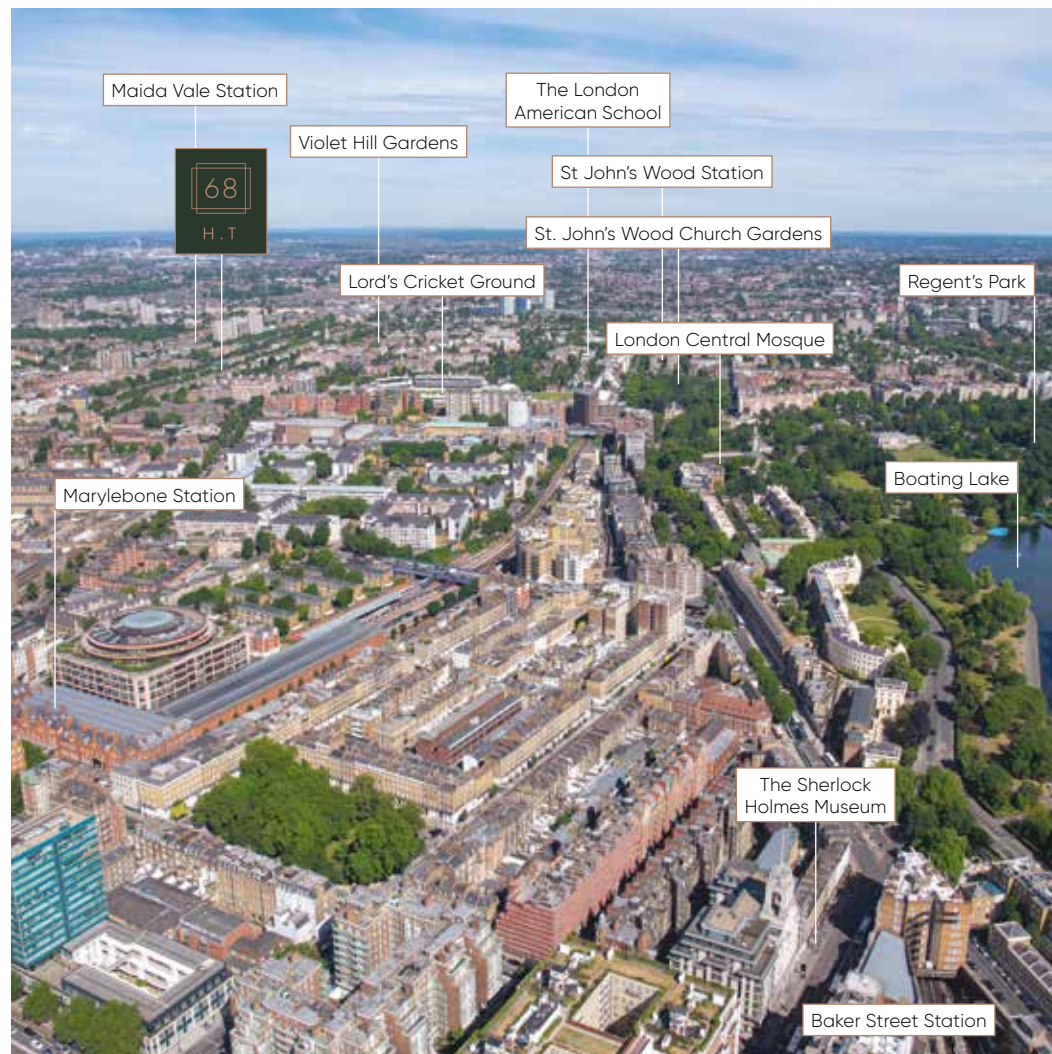
### GARDEN

Pre-Wired for WiFi, Sound & TV  
 Full Dual Circuit Claber Irrigation – Front & Back  
 Hot Water Tap in Bin Store

*To avoid installing Water Sprinkler System, all doors around  
 the central core of the building close automatically in case  
 of alarm activation, and the skylight opens automatically to  
 draw out smoke.*



STUNNING SURROUNDINGS



Aerial view looking North-West

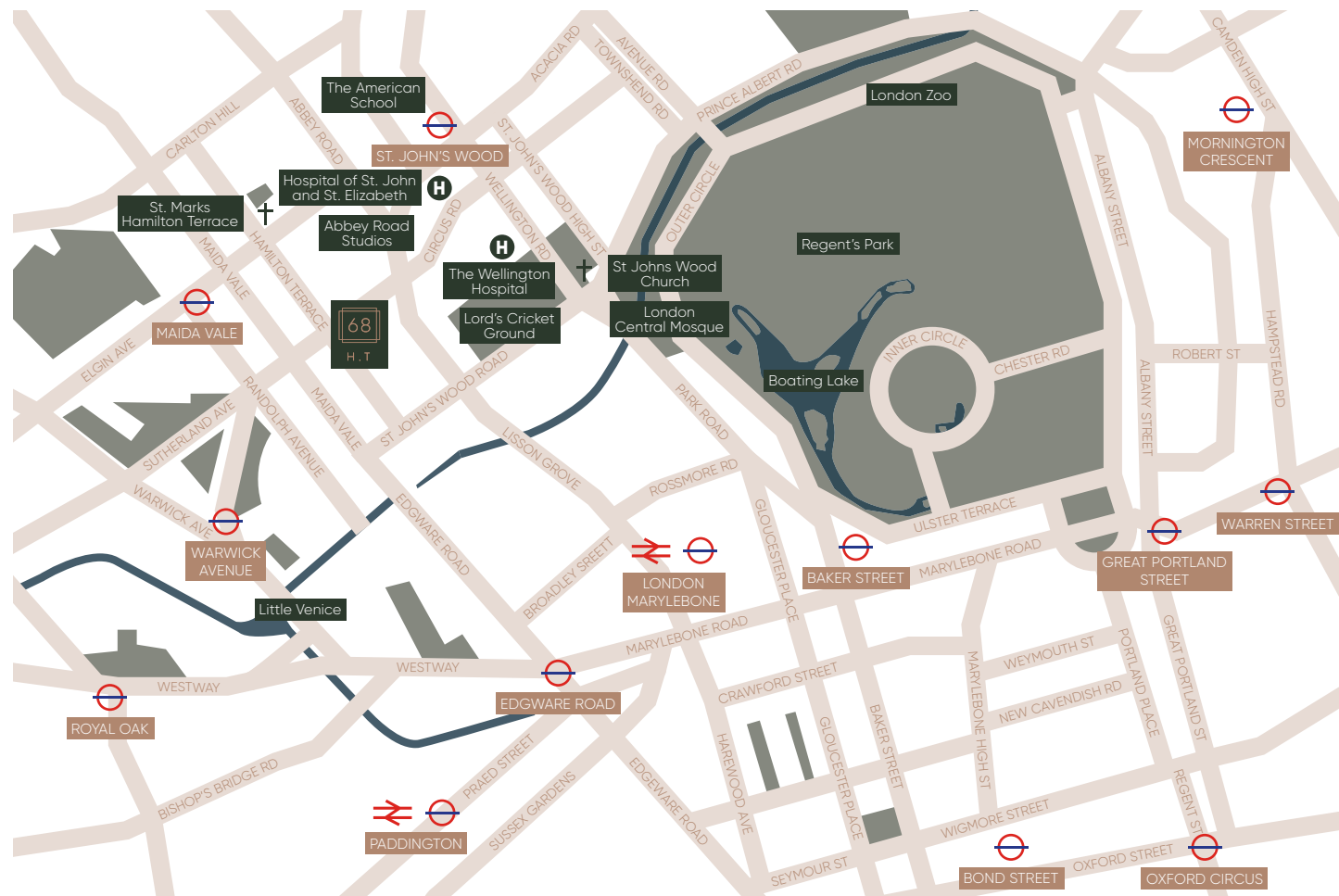
Working, shopping and relaxing are all seamlessly connected at 68 Hamilton Terrace. St John's Wood and Maida Vale Stations are within an easy walk and both provide immediate access across Central London. Residents will find all their shopping needs met by the boutiques of St John's Wood High Street, while the iconic Lord's Cricket Ground and Regent's Park are also a short stroll away.

Spiritual needs can be met by a surprisingly wide range of places of worship in close proximity and there are also a number of high quality private medical facilities near by.





## SEAMLESS CONNECTIVITY



BY FOOT	🚶
Maida Vale Station	8 mins
St John's Wood Station	11 mins
Lord's Cricket Ground	12 mins
The American School	12 mins
Little Venice	13 mins
The Wellington Hospital	12 mins
Hospital of Saint John & Saint Elizabeth	9 mins

FROM MAIDA VALE STATION	🚶
Paddington	3 mins
Marylebone	6 mins
Baker Street	7 mins
Oxford Circus	11 mins

FROM ST JOHN'S WOOD STATION	🚶
Bond Street	4 mins
Waterloo	11 mins
London Bridge	15 mins

FROM BAKER STREET STATION	🚶
King's Cross	8 mins
City Airport	35 mins
Luton Airport	43 mins
Stansted Airport	59 mins

FROM PADDINGTON STATION	🚶
Heathrow Airport	20 mins
Gatwick Airport	51 mins

Source: tfl.co.uk, citymapper.com



## DEVELOPMENT TEAM

- Interior designers – Argent
- Quantity Surveyors – MDA Consulting
- Garden Designers – Bartholomew Landscaping
- Architects – Wolff Architects
- Engineers – Edward Pearce
- Planning Consultants – Nathaniel Litchfield & Partners
- Project Managers – Epsilon Real Estate Partners

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