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**£16,950,000**

**Ian Green Residential  
020 7586 1000**

**W**ith five large bedroom suites, a formal reception room and a separate dining room, the home is ideal for family living and for entertaining guests.

There’s also a study, modern

kitchen/breakfast room, as well as an impressive leisure area incorporating a gym, cinema and a bar area.

Outside, there is a magnificent 90ft landscaped garden, perfectly in proportion with the property’s grand stature.

# Ready and waiting

It won't take long to settle in this beautiful property in a lovely part of St John's Wood, says Catherine Golding.

**T**he ideal situation for a discerning homebuyer is to step inside the house they've just bought and feel immediately at home.

This beautiful Grade II Listed Georgian house in Hamilton Terrace – on the market with Ian Green Residential – is the ultimate turn-key property.

It's a detached, double-fronted house that has been authentically restored and refurbished to extremely high standards, featuring the finest materials and finishes throughout.

The addition of a new basement

extension introduces a modern element of living and since the whole house is fully furnished it represents the perfect buy for someone from outside London wishing to relocate and settle quickly.

There is more than 5,250sq ft of living space, that is well laid out and which includes generous provision for leisure and relaxation.

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