



44 Hamilton Terrace, St John's Wood, NW8

Refurbished to a high standard, this mid-terraced, luxuriously-appointed family house in St John's Wood has just been sold by Ian Green Residential.

There is an outstanding entertainment area on the lower ground floor incorporating a family room, office, wine cellar and a fabulous cinema room with access to a lovely patio.

Spanning circa 5,697sq ft over four floors, the home comes complete with five bedrooms, four bathrooms, his & hers dressing rooms to the master suite, a drawing room, kitchen/breakfast room, utility room, storage room, self-contained staff apartment, gym with en-suite shower room, a 130ft rear garden and two off-street parking areas.

Asking price: £12,000,000

Sold by **Ian Green Residential**
(020 7586 1000)

Gainsborough Gardens, Hampstead, Nw3

Marcus Parfitt has recently sold this rare, Grade II Listed property with the planning permission and listed building consent to reinstate its self-contained garden apartment and studio, and use as a single family home.

It is exceptionally bright and spacious, and once reconfigured, it will offer well-proportioned accommodation over five floors with upto six bedrooms, three/four receptions rooms and three balconies.

The property also benefits from a large, south-westerly facing rear garden with direct heath access, plus private, off-street parking for three cars.

Guide price: £8,500,000

Sold by **Marcus Parfitt**
(020 7431 0000)



Abbey Road, Regent's Park, NW1

Sandfords have sold a well-proportioned, circa 2,307sq ft apartment positioned on the top floor of this popular, purpose-built building located within close proximity to the amenities of both St John's Wood and Baker Street.

It comprises a large reception hall, four bedrooms, five modern bathrooms (four of which are en suite), a substantial double reception room and a bespoke kitchen/breakfast room.

The property benefits from a 24-hour porter service, access to a well-maintained communal garden and a residents-only, off-street parking space.

St John's Wood and Baker Street underground stations (Jubilee, Bakerloo, Circle, Hammersmith & City and Metropolitan Lines) are within easy reach.

Asking price: £3,500,000

Sold by **Sandfords**
(020 7723 9988)



“Few properties you view will have such a grand façade as this wonderful Grade II* Listed house in Brunswick Place”



The details
 Price: £5,950,000
 Agent: Ian Green Residential
 Tel: 020 7586 1000

This residence provides bright and well-planned living accommodation over five floors.

It comprises an entrance hall, master bedroom with a dressing room and en-suite bathroom, three further bedrooms, three bathrooms, three reception

rooms, a kitchen and vaults, it is a joy to behold.

Further benefits include access to the exclusive, resident-only gardens of Park Square and a new 150-year lease.

It is ideally located close to Regent's Park Underground Station, Marylebone Road and Regent's Park.

Beautiful Brunswick

Imagine the opportunities for entertaining and the awe on any visitor's face with this stunning listed property on Brunswick Place. By **Catherine Golding**

Few properties you view when searching for a home will have such a grand façade (*below right*) as this wonderful Grade II* Listed house in Brunswick Place, NW1. Neither is it likely that many will have a new 150-year lease or exclusive access to a resident-only garden square – but that is what you will get should you become the proud new owner of this stunning home.

Just imagine the possibilities for entertaining – the ground and first floors alone have four reception rooms and a kitchen/breakfast room between them – and there's another three floors yet to explore.

Those other floors include the second – which is taken over entirely

by the master bedroom with its dressing room and en-suite bathroom – and the top floor, that has two bedrooms, a bathroom and a shower room. Meanwhile, another bedroom sits down on the lower ground floor, alongside a bathroom, laundry room and wine vault.

All the rooms, on all the floors, look beautiful, from the reception room (*below*) to the drawing room shown in the main image – even the staircase (*far left*) connecting all these floors has a look of grandeur.

You can be sure that once you catch glimpse of the building's façade and experience its interior, your property search will be sure to stop right then – and right there – in Brunswick Place.

