





## Beauty. Style. Exclusivity. Luxury.

These words take new meanings at 100 Clifton Hill.

This elegant (6,527sq.ft) London townhouse has been authentically restored to its former glory. Blending the very finest of classic and modern traditions, it is now a sumptuous, spacious and impressive family home. From the moment you step inside, your eye follows the line of the spectacular staircase - suspended as if held by air. The careful balance of light and shade, the spacious setting and exquisite detailing blend with sensual fabrics and furnishings hand picked from far-flung corners of the world. The quality and craftsmanship are seen in the curved bay windows, glass balcony and garden. Calm, comfortable, elegant, this can only be a Kelly Hoppen design. This property redefines the concept of a family home. It is a place of possibility, splendour and effortless living.

### ■ CLIFTON HILL ST JOHN'S WOOD NW8

ACCOMMODATION: ENTRANCE HALL, GUEST WC, DINING ROOM, LIVING ROOM, TV/RELAXATION AREA, STUDY, FAMILY BREAKFAST ROOM, FAMILY ROOM, UTILITY ROOM, MASTER BEDROOM SUITE WITH HIS & HERS DRESSING ROOMS & EN SUITE BATHROOM, BEDROOM SUITE TWO WITH EN SUITE BATHROOM, BEDROOM SUITE THREE WITH EN SUITE BATHROOM AND TERRACE, BEDROOM SUITE FOUR WITH EN SUITE BATHROOM, BEDROOM SUITE FIVE WITH EN SUITE BATHROOM AND TERRACE, BEDROOM SUITE SIX WITH EN SUITE BATHROOM, BEDROOM SEVEN/MAIDS ROOM, BEDROOM EIGHT/MEDIA ROOM, SHOWER ROOM, PLANT ROOM, OFF STREET PARKING AND GARAGE.

AMENITIES: LUTRON LIGHTING SYSTEM, UNDER FLOOR HEATING, AIR CONDITIONING, 24/7 360 DEGREE SURVEILLANCE SYSTEM, BPT ENTRY SYSTEM, ALARM SYSTEM, PANIC BUTTONS, AUTOMATED SECURITY GATES, THE HOUSE IS WIRED FOR SOUND, AUDIO VISUAL ENTERTAINMENT AND INTERNET ACCESS AT THE HIGHEST SPECIFICATION, THE COMMAND AND CONTROL CENTRE IS CONCEALED IN THE STUDY ALLOWING ROOM BY ROOM PROGRAMMABLE CONTROL.

TENURE: FREEHOLD PRICE ON APPLICATION

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