



### Gloucester Gate, Regent's Park, NW1

Arlington Residential have just sold this impressive property with stunning views directly over Regent's Park.

Designed by John Nash and built in 1827, it provides generous, well-configured accommodation covering a gross internal area of circa 7,000sq ft over five floors.

The home comprises eight opulent bedrooms, four luxurious bathrooms, a shower room, guest WC, magnificent drawing room, remarkable dining room, library, separate study, large kitchen, staff accommodation, self-contained two-bedroom mews house, vaults, a double garage and three off-street parking spaces.

**Asking price: £12,950,000**

Sold by **Arlington Residential**  
(020 7722 3322)

### 56 Blomfield Road, W9

Located in one of the most prestigious roads in Little Venice, adjacent to the picturesque Regents Canal, this exceptional, white-stucco fronted Victorian house has recently been sold by Ian Green Residential. It is generously arranged over four floors providing circa 3,305sq ft of wonderful accommodation including a marvellous double reception room with a host of original features.

The home comes complete with six bedrooms, four bathrooms, a dining room and a kitchen/family room with direct access to a lovely private garden.

**Asking price: £6,950,000**  
Sold by **Ian Green Residential**  
(020 7586 1000)



### Biddulph Road, Maida Vale, W9

This exclusive, unmodernised, arts-and-craft style, mid-terraced house was on the market for the first time in 45 years but it has now been sold by The Estate Company.

It is arranged over four floors, including a cellar which could be converted into a generous living space (subject to the necessary planning consent).

The circa 2,470sq ft property has four bedrooms, two family bathrooms, a substantial reception room, separate dining room, large kitchen, utility room, 76ft rear garden and an off-street parking space.

Biddulph Road is a quiet, tree-lined street off Elgin Avenue, close to the transport links of Maida Vale Underground Station (Bakerloo Line).

**Asking price: £2,850,000**

Sold by **The Estate Company**  
(020 7372 5000)



"A real highlight of the property is a 14-metre heated indoor swimming pool - backed by a stunning natural stone wall bathed in natural light"



### The details

Price: £24,950,000  
Agent: Ian Green Residential  
Tel: 020 7586 1000

The lower-ground floor is home to a gym, pool room, sushi bar, heated pool, Jacuzzi, sauna, cinema room, wine room, staff area and a garage.

Climb one level and you reach the reception/dining room and the kitchen, which leads out

to the extensive rear garden (above). The first floor consists entirely of the master bedroom suite – complete with terrace.

The second floor has two bedrooms – both with en suites – and the third (top) floor is currently set up as a music room.

# Excellence in elegance

**Catherine Golding** reports on an elegant period and detached property on Hamilton Terrace – one of London’s finest streets

**H**amilton Terrace. What a magnificent street – known as one of the finest addresses in St John’s Wood, must surely be one of London’s finest too.

This elegant period, detached and freehold house, takes its place among those varied ‘works of art’ situated along this leafy street.

It has been refurbished and remodelled to the highest of standards. It incorporates generous bedroom suites, luxurious entertaining spaces and magnificent lower-ground level leisure facilities with swimming pool, bar area, gymnasium, Jacuzzi, sauna and home cinema.

The classical neo-Georgian architecture complements the finest interior specification of this wonderful property.

The south-facing front of the ground floor is given over to a sumptuous reception and dining area. There are

large windows at the rear which give the extensive, Tsunami-equipped kitchen a bright, summery feel while showing off a beautifully landscaped garden at the same time.

A real highlight of the property is a 14-metre heated indoor swimming pool (*below*) – backed by a stunning natural stone wall bathed in natural light. The pool area also includes a spa pool and elegant lounge area with discrete lighting.

A luxurious master suite – with a 420sqft bedroom, his-and-hers dressing rooms and en suites – fills the entire first floor and leads out onto a 900sq ft terrace.

Above, three spacious and well-appointed bedrooms provide ample room for family and guests, while the third floor has been converted into a music room.

This property is a modern masterpiece, a prime example of excellence in elegance.

