

atelier

109 Goldhurst Terrace, NW6

atelier

by Hamilton Court Developments

It's not very often you discover a sanctuary of peace, especially in a sprawling metropolis such as London. However, you may have just found your very own hidden gem. Situated in one of the capital's most desirable locations, atelier is an elegant and contemporary 3 bedroom home that guarantees you privacy, tranquillity and comfort.

A luxurious refurbishment, the distinctive 230 sqm interior demonstrates the perfect approach to open-plan living. Full height Schüco doors open out into a Winter Garden ensuring each generously proportioned space is flooded with natural light and the use of high quality, natural materials underline the property's commitment to the environment. Finished with sophistication and style, atelier is more than just a high specification home, it's a unique and rare living experience.



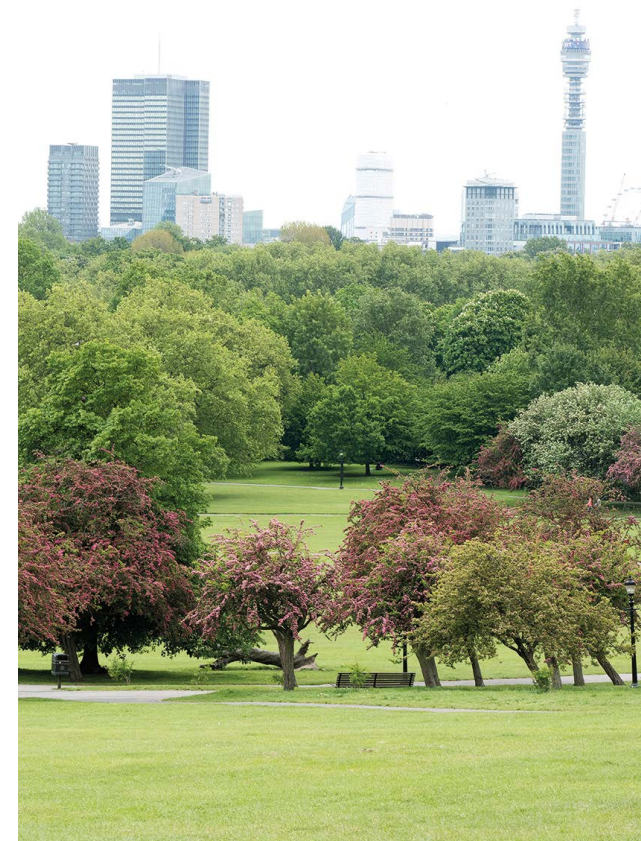






South Hampstead provides a village ambience and blissful atmosphere unique to the capital and cherished by its residents. Synonymous with sophisticated living and its cosmopolitan community, this idyllic setting and the surrounding areas have a timeless appeal and distinguished history. Just a short journey from the affluent neighbourhoods of St. John's Wood and Primrose Hill, local places of interest include the iconic Abbey Road Studios, Camden Lock and Regent's Park Open Air Theatre, home to the New Shakespeare Company.

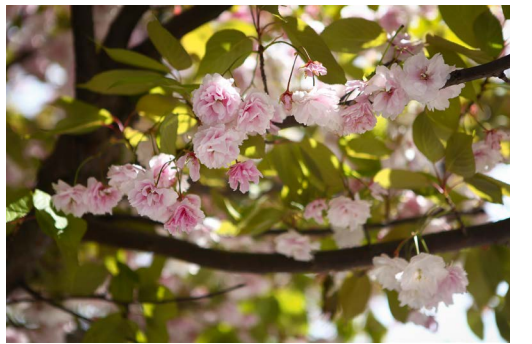
South



Hampstead



atelier



With an impressive array of daily amenities and delicatessens on your doorstep those with a refined palate are more than well catered for. Swiss Cottage Farmers' Market, Melrose and Morgan and Brown's of St. John's Wood, are just a few of the conveniences that serve high quality seasonal produce all year round. Whether it's the finest cut of steak for a summer BBQ or a selection of specialty cheese for a dinner party, the array of options will ensure every occasion is met with a lick of the lips.



taste the difference



- 1 Bradley's
- 2 Spirited Wines
- 3 Brown's of St. John's Wood
- 4 Swiss Cottage Market



1

atelier



3

Although you'll find it difficult to pull yourself away from your state-of-the-art kitchen, being in one of the most upmarket areas of one of the world's most thriving cities means you won't have far to travel to enjoy the very best in international cuisine. Surrounded by a multitude of eateries, such as the modern British menu of The Salt House or the contemporary dishes served at Michael Nadra's, you'll never be short of new and exciting places to dine be it a lazy afternoon lunch or perfect night out.

4



a variety of cuisine



2

- 1 The Salt House
- 2 Michael Nadras
- 3 The Alice House
- 4 Ostuni



1

atelier

rest,
relax
& restore

2



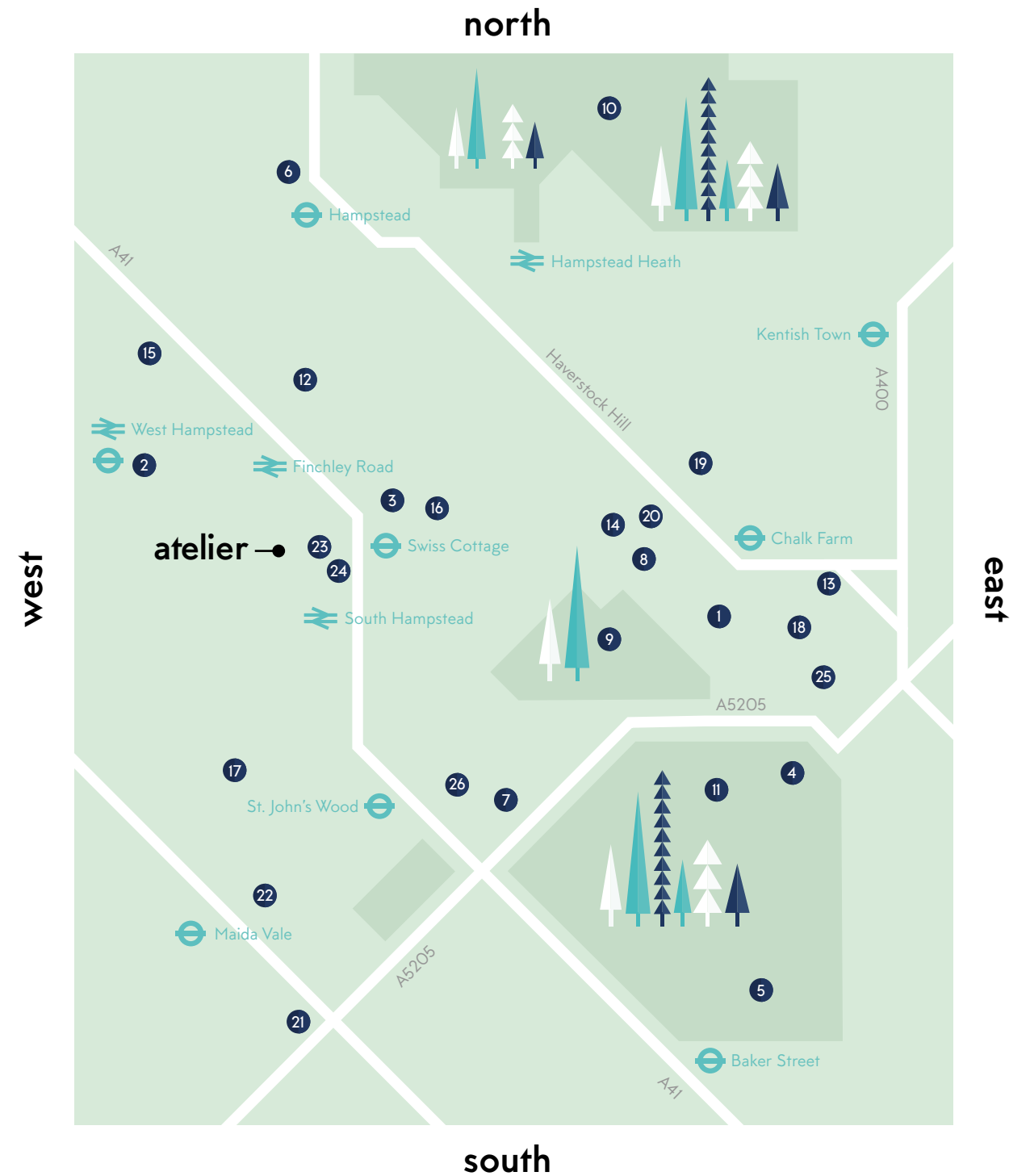
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- 1 Rock Men's Salon
- 2 The Cowshed
- 3 Regent's Park

With numerous parks and open-spaces such as Primrose Hill and Regent's Park on your doorstep the opportunity for long walks and adventure is never far away. It's important to leave a little time to help ease away the stresses of the city and if you're looking for a more disciplined approach to exercise and wellbeing, there's no shortage of options to keep you active. Movers & Shapers and ArkYoga both provide top quality resources to ensure you stay in shape all year round. The Cowshed in Primrose Hill offers a full range of luxurious treatments if you need to unwind further where their spa promises an inviting haven of relaxation and always welcomes new neighbours.

1. The Cowshed
2. Rock Men's Salon
3. Hampstead Theatre
4. London Zoo
5. Open Air Theatre
6. Gary Ingham
7. Mowgli Aveda Lifestyle
8. Privato
9. Primrose Hill
10. Hampstead Heath
11. Regent's Park
12. Ark Yoga
13. The Roundhouse
14. Odette's
15. One Sixty
16. Bradleys
17. The Salt House
18. Primrose Bakery
19. Ginger & White
20. Manna
21. Raoul's
22. The Eglin
23. Atari Ya Sushi Bar
24. Gastronomia la Delizia
25. Melrose & Morgan
26. Browns of St. John's Wood

Living in South Hampstead means you're surrounded by a number of London's most alluring areas, each offering a selection of some of the best amenities and entertainment in the city. Whether it's a day in the spa, gastronomical taste sensation or evening spent at the theatre you're looking for, the close proximity of Hampstead, Maida Vale, St. John's Wood and Chalk Farm ensures you'll never have far to travel.



all of London

on your doorstep



Heathrow
Jubilee, Bakerloo
and Heathrow Express
45 mins

Stansted
Jubilee, Victoria
and Greater Anglia
1 hr 22 mins

Gatwick
Jubilee, Victoria
and Southern Rail
1 hr 8 mins

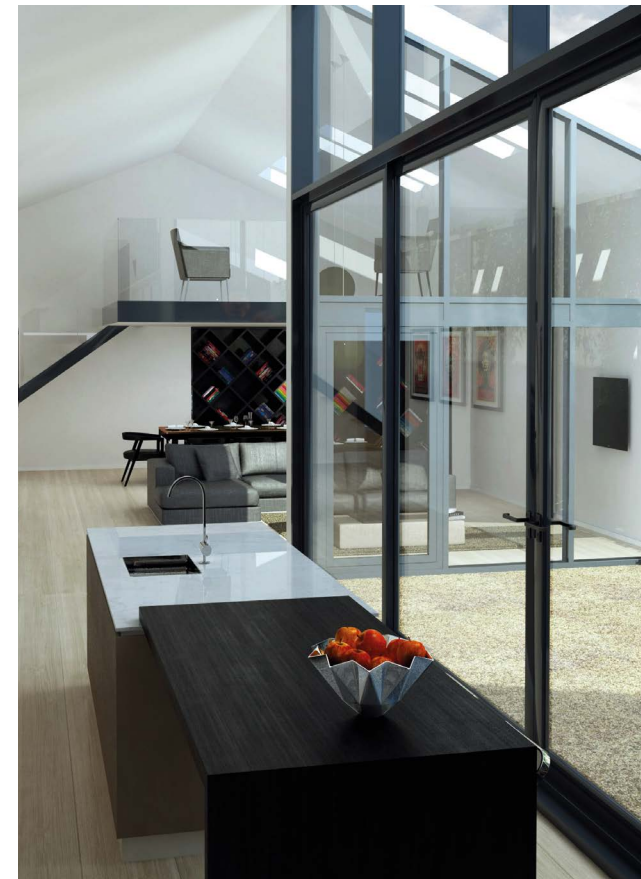
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atelier is an exclusive opportunity to enjoy a unique home in a sought-after area. Designed to an exceptionally high standard and offering a luxurious, open-plan space this is a perfect example of contemporary living in the 21st century.

This is a home to be proud of. Zoned underfloor heating and remote controlled sky lights add detailed, accommodating touches, whilst Dinesen Douglas Fir wood flooring accentuates a warmth and beauty prevalent throughout the house. The seven metre lengths, made from the heartwood of One Hundred year old trees, do not only emphasise the grandeur of the spaces, but unite the house with the Winter Garden beyond.

Set around a beautiful Winter Garden, atelier is bathed in natural light thanks to a glass wall of Schüco sliding doors, you can't help but appreciate how individual and practical a living space this truly is.

a unique



approach

general

- Zoned underfloor heating throughout property.
- Bespoke cabinetry by Neatsmith of London.
- Remote controlled VELUX conservation skylights to double height spaces.
- Double height feature glazed wall to private winter garden.
- Private allocated parking space.
- Gated cobbled mews.

kitchen

- Neil Lerner designed Hacker Kitchen.
- Featured volcanic rock veneer doors.
- Handcrafted breakfast bar by SPEKVA.
- Ultra-thin composite work tops.
- Smoked Mirror splash back.
- LED lighting.
- Siemens induction hob.
- Siemens single ovens x 2.
- Siemens microwave oven.
- Siemens fully integrated dishwasher.
- Siemens fridge freezer.
- Insinkerator waste disposal.
- Filtered cold and instant hot water tap.

doors

- Front door made by Stillwell joinery, London.
- Glass wall to Winter Garden by Schüco.
- Bespoke internal doors by Todd Doors.

flooring

- Oversized ‘douglas fir’ (350mm x 7 metres) plank wood flooring by Dinesen.
- Carpet to bedrooms and mezzanine by Vorwerk, Germany.
- Resin bonded Winter Garden by PUUR, London.

master en-suite

- Bathroom design by Sophie Smith.
- Sanitaryware by Duravit.
- Brassware by Matki.
- Luxury freestanding bath with oversized floor mounted tap by Cross Water.
- Glazed walk in shower.
- Tiles by Porcelanosa featuring isometric ceramics.

en-suites

- Bathroom design by Sophie Smith.
- LED spotlights to niche details.
- Sanitaryware by Duravit.
- Brassware by Matki.
- Tiles by Porcelanosa featuring isometric ceramics.

electrics & entertainment

- Mood lighting with keypad control throughout by MODE.
- Architecturally designed low LED lights by Orlight.
- Fully iPad & tablet compatible.
- Fully installed multi-room audio entertainment system by Sonos.
- Future proofed for full home automation by Crestron Control.

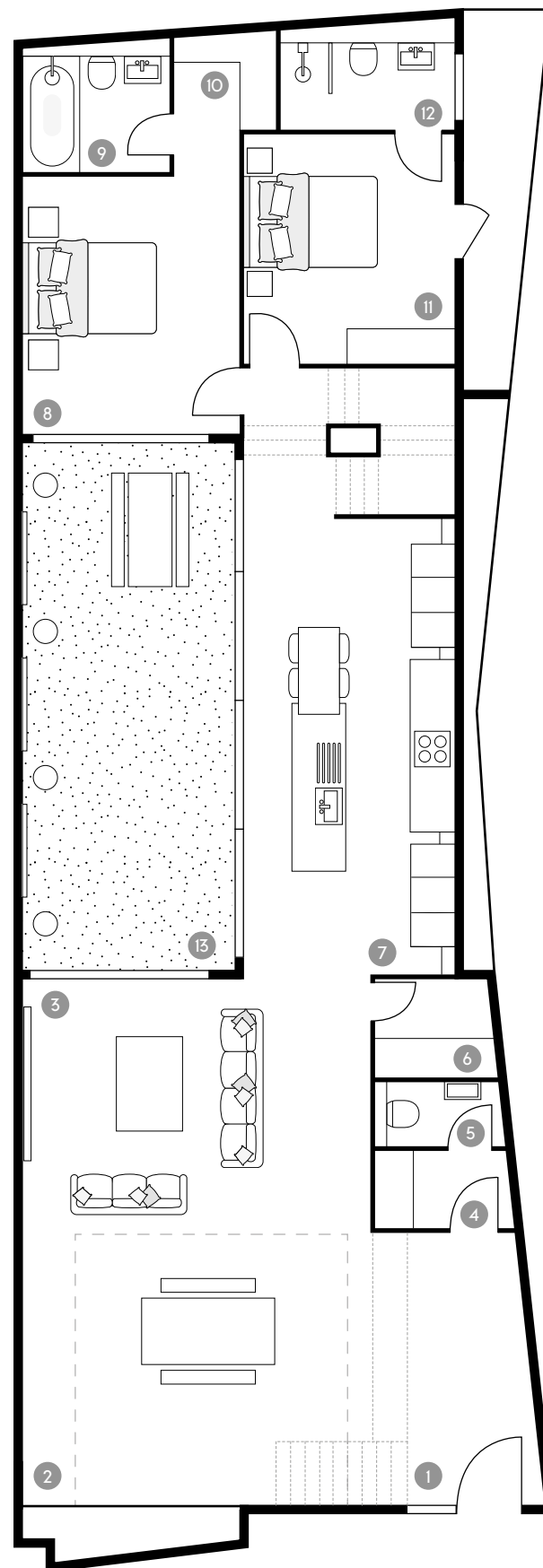
security & peace of mind

- Full security system including CCTV cameras.
- Opale door entry system with flush colour monitor by BPT.
- Door entry linked to main entrance gates.
- Banham locking system to front door.
- 10 year new home warranty by BLP.

ground floor



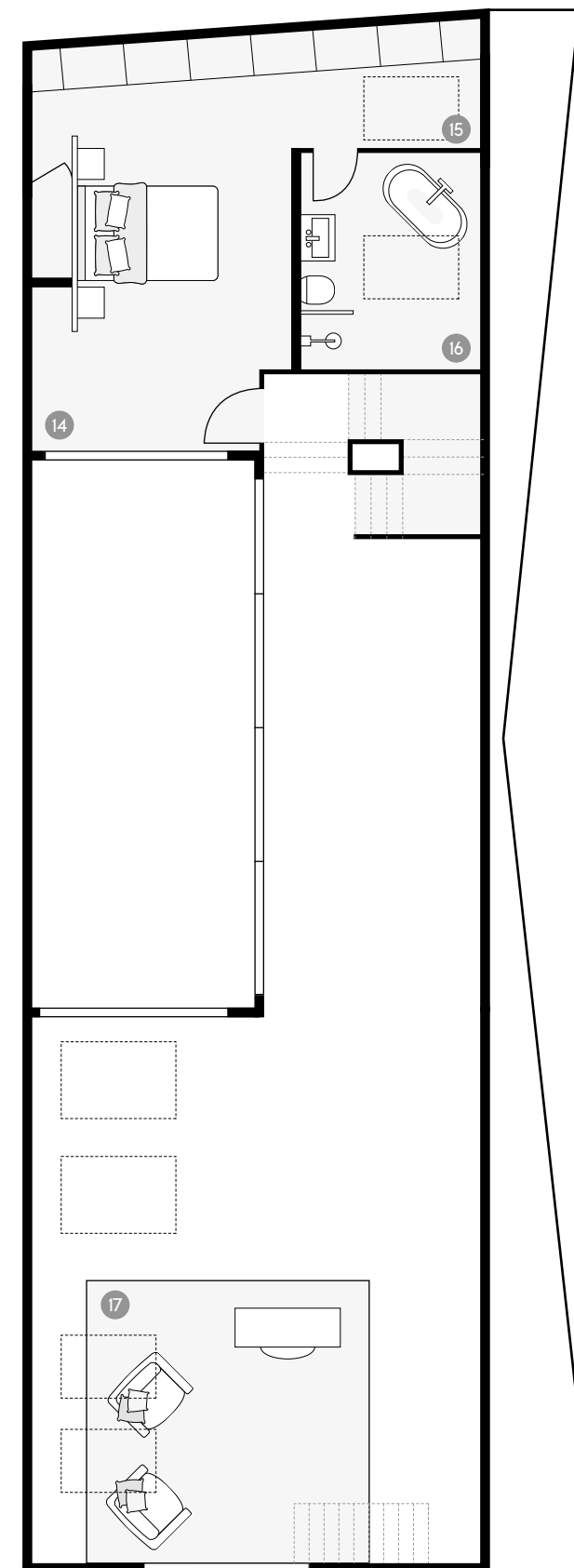
1. entrance
4.7 x 2.2m 15.4 x 7.2ft
2. dining room
4.8 x 6.4m 15.7 x 21.0ft
3. reception room
4.5 x 5.8m 14.8 x 19.0ft
4. cloakroom
1.2 x 2.0m 3.9 x 6.6ft
5. wc
1.1 x 2.0m 3.6 x 6.6ft
6. utility room
1.7 x 1.8m 5.6 x 5.9ft
7. kitchen
9.0 x 3.5m 30.0 x 11.5ft
8. bedroom one
4.5 x 3.5m 14.8 x 11.5ft
9. bedroom one en-suite
1.2 x 2.0m 3.9 x 6.6ft
10. dressing area
1.7 x 1.1m 5.9 x 3.6ft
11. bedroom two
3.8 x 3.5m 12.5 x 11.5ft
12. bedroom two en-suite
1.5 x 2.8 4.9 x 9.2ft
13. winter garden
8.8 x 3.4m 29.0 x 11.2ft



first floor



14. master bedroom
6.8 x 3.5m 22.3 x 11.5ft
15. dressing area
2.0 x 3.5m 6.6 x 11.5ft
16. master en-suite
3.4 x 2.5m 11.2 x 8.2ft
17. mezzanine
4.7 x 4.6m 15.4 x 15.1ft



Please Note: Room dimensions are to be carefully considered prior to purchase of furniture and must not be used for the purchase of flooring or window treatment. All measurements are approximate and may vary within a tolerance of 5%

your little secret

With London being the sprawling metropolis it is who wouldn't want an exclusive, off-street walkway leading up to their front door.

Through a gated archway, along a cobbled mews, you'll discover atelier. Private, secure and harbouring a tranquil setting for you to build a home.





HAMILTON COURT DEVELOPMENTS

Hamilton Court Developments is a niche residential property development company focused upon delivering high quality schemes throughout Central London. With over 50 years of property experience, Hamilton Court Developments have the expertise, knowledge and understanding to develop outstanding homes in the capital. We pride ourselves on creating unique, inspiring and practical living spaces in keeping with the environment. Our attention to details is with the end user in mind

which ensures the highest standard of finish both inside and out. Our reputation is achieved through our professionalism and commitment to delivering the highest quality of service and product. At Hamilton Court Developments we strive to build homes that we are proud of and atelier is no exception. Working with an expert design team spearheaded by BLA Architects, Hamilton Court Developments have once again been able to create a unique property that we would be proud to call home.



Hamilton Court Developments in conjunction with Lochranza.

MISREPRESENTATION ACT: These particulars are not to be considered as a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. Intending purchasers must satisfy themselves by personal inspection or otherwise as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or its agent. These particulars are correct at time of issue. In view of our continuing aim to improve our developments the detailed specification and/or layouts may change. If any points are important please clarify with us prior to viewing. These particulars are issued strictly on the basis that no visits to site will be made unless accompanied by the selling agent.



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