



Some places are destined to be unique, and a special part of North London lives up to such high praise. Kenwood is already home to many of the capital's most beautiful houses.

And now there's a new address, a home set to become Kenwood's jewel in the crown. The Residence on Hampstead Lane.

Bespoke architectural design. Interior innovations. An enviable garden. This will be your space, the place you will fill with memories for you and yours.

This is the place you will call home.





The glorious abundance surrounding The Residence is reflected within the house itself. This is living on a grand scale.

There's room to enjoy a warm summer's evening, entertain friends and appreciate the views of the abundant gardens. A striking design, aesthetic, pleasing to the eye, is all the more apparent when viewed from the gardens.



The sense of grand proportions reveal the luxury of scale within the home, exceptional glazing and bespoke finishes around each and every corner.



The entrance hall inspires as much as it astonishes. Architectural confidence matches the towering space from floor to ceiling. Nothing has been left to chance, from the sweeping staircase crowned by a bejeweled chandelier, to the imposing double height atrium.

From cool marble flourishes throughout, to the private cinema and thermostatically controlled wine room for your collection of vintage labels.

There's space to breathe, space to grow, the largesse of the Heath reflected in the generous proportions within this special home.







Muted colours – greys, whites, blacks. Tones you can live with, in harmony, at peace. Blackened lacquered walnut the material of choice for the wood finishes.

Chrome, glistening polished surface, reflecting a serenity sewn into each and every carefully chosen fitting.





*A sensation of tranquility,
encouraging you to
stay, to put down roots,
to grow.*





Light and space. Design and control.

A kitchen is said to be the heart of a home, and here at The Residence, it's a heart which beats with quiet authority, comfort and skilful innovations, designed to make every moment spent within its walls a pleasure.

Whether you are cooking or sharing food together, this kitchen embraces its occupants with a stunning attention to detail.

*Chrome reflected in
marble, a marriage of
polish and texture.
The luxurious fixtures
that elevate this kitchen
to a gourmet's dream.*





A bedroom is more than a place to lay your head.
A sanctuary, your space, the place to shut out the world.
And here in The Residence, each of the seven bedrooms,
all with en suite bathrooms, envelops you in a sense
of serenity. Here is where you shall rest, recharge and
refocus. This is your place.



*Rediscover focus,
redefine mood.
Ready for the world.*







A sense of peace and a definition of calm.

A bathroom to recharge and rediscover. The sound of water spilling from elegant taps. Silver, cream, taupe – colours to soothe and generate a sense of wholeness. Opaque light to filter the day.





Kick back and relax.

An intimate cinema, perfectly at home in The Residence.

Extravagantly comfortable seating as the lights dim and it's camera, action. Give top billing to your own favourite movie stars, a special retreat, just for you.

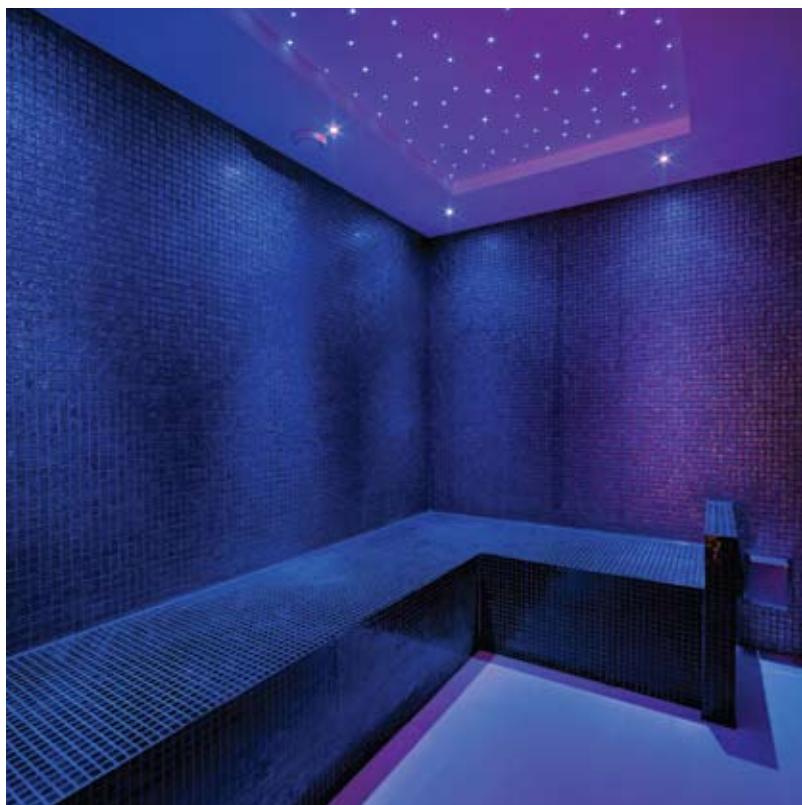




Enjoy a cocktail while the latest movie has you reaching for the popcorn. Sit in comfort, your own private lightshow.







When it's time to focus on body and soul, retreat to the spa at The Residence. An inviting pool beckons, the welcoming sliver of ambient water drawing you in.

Push yourself to personal targets in the fully equipped gym before retreating once more to the sanctuary of a steam room or for a languorous dip.



*A special place to
pursue personal goals.
Somewhere to stop
the clocks and refocus.
Private. Calm.
Practically elegant.*

The ancient trees which make Kenwood so unique spread their magic at The Residence too. You'll follow the seasons by the colours of the leaves all around you – a constant reminder that here, nature lives.

Whether skies are leaden or perfect blue, heavy with snow or crisp after a summer storm, the trees paint the days with their palettes of green, umbre, ochre and terracotta. Landscaped lawns blend beautifully with the garden's generous borders, the carefully planned combination of planting and nature providing the perfect backdrop to The Residence.

Here is where your family will play, welcome the seasons, chart the year through a kaleidoscope of colours. Secret areas for hide and seek, a picnic spot, the shady destination for a sundowner. All in this garden, this gentle refuge.

And here there is the sense of unfettered space – your space.



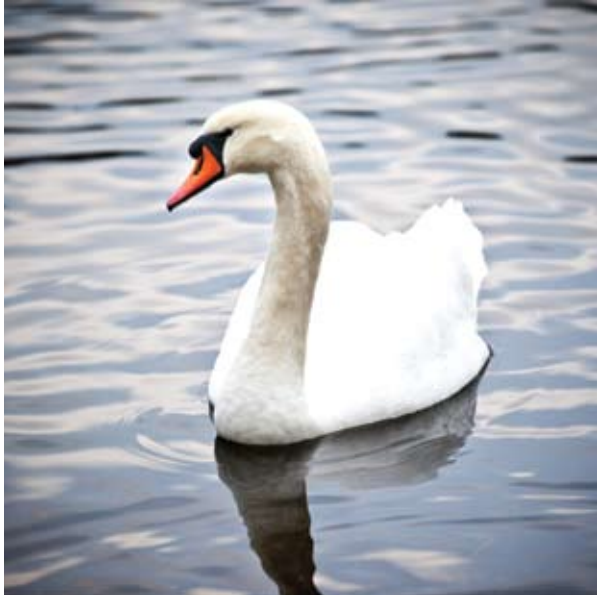


Your time to enjoy the luxury of land – your land – on the boundary of one of the City's great green spaces.

Hampstead Heath has always drawn people to its verdant spaces, a chance to escape the City's stresses. The rolling vistas around Kenwood and the Heath make this a special place in a city filled with world-class addresses.

Living on the Heath brings nature onto your doorstep, as those within The Residence witness the falling of leaves from oak and beech, collect conkers from horse chestnuts, just as they look forward to the first snowdrops in a new year.





The ancient trees keep watch as the fortunate few who live in sight of their boughs mark time by the passing of each season.



Two villages, separated by heathland, with two subtly different characters. Hampstead – historic, artistic, the home to Keats, Elgar and Constable. A magnet for the City’s literati and glitterati. The site of truly beautiful homes, world-class restaurants, enticing pubs and bars.

Highgate meanwhile draws a younger set, still attracted to the village within the city vibe, traditional shops happily sit side-by-side with fashionable boutiques.



Village living, city style.

The ultimate city. A blueprint for all capitals.
Vibrant, historic, ever-changing. Architectural and filled
with parklands. Loved by its citizens. A magnet for
culture, a mirror of the arts, the generator of taste,
news and fashion.

The envy of the world.

Your city.



The Residence is situated in North London, on the edge of Kenwood, one of the capital's historic wooded parklands.

Standing proudly on Hampstead Heath from the early 17th century, a prime example of architect Robert Adam's style, Kenwood keeps watch over its ample grounds. Humphrey Repton designed the gardens, and modern sculpture by Barbara Hepworth and Henry Moore now sit within the grounds.

Crowning the capital, Hampstead and its Heath have efficient transport links into the City, as well as motorway routes to the rest of the country.





Specifications

A place in which every detail has been designed to ensure comfort, peace of mind and quality of living.

1.0 External features

Clay facing brickwork to external freestanding walls. Recon cast stone-walling and dressing. Clay roof tiling in Ashurst, sanded finish. European redwood decking to balcony. Glass balustrade to terraces. European oak wood windows. Stained dark timber framed fronted gate, uprights powder coated black nickel finished, remote operator. Front wall – Flemish bond brick work.

2.0 Doors

Internal doors – single panel walnut veneer in a burnished finish throughout.

3.0 Study

Polished American walnut flooring. Walnut veneer panelling. Silk moire effect wallpaper, satin curtains, bespoke black lacquer desk with chrome detailing. Nickel deco pendant light.

4.0 Dining room

Polished American walnut flooring set in marble border. Bespoke marble fireplace. Lacquered dining table and chairs. Murano glass chandelier.

5.0 Drawing room

Polished American walnut flooring set in marble border. Bespoke marble fireplace. Antique nickel side tables and lamps. Water gilded chairs upholstered in satin. Bespoke upholstered furniture. Murano glass chandelier.

6.0 Master bedroom

Bamboo carpet. Silk wallpaper. Feature bed head with upholstered wall and mirror detail. Bespoke bedside tables with matching TV unit for 50" TV with Shargreen leather inserts.

7.0 Master en suite bathrooms

His bathroom – feature Noir Saint Laurent marble slabs set into Nero Assoluto granite borders. Bespoke solid stone basin Noir Saint Laurent marble. All bathroom fittings from prestigious THG (range Cubica). Rain shower with feature stone benches. Bespoke vanity unit with faux croc-leather inserts.

Her bathroom – Palissandro Bluette marble slabs. Bespoke solid stone basin fittings from the prestigious company THG (range Cubica). Rain shower. Bespoke vanity unit with Shargreen leather inserts.

8.0 Dressing rooms

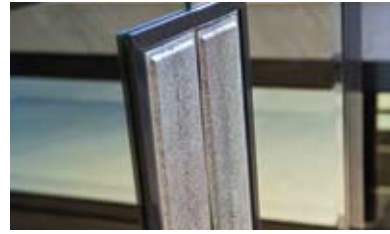
His dressing room – walnut veneer doors in a burnished finish with chrome details and feature faux croc-leather push plates.

Her dressing room – timber veneer burnished wardrobes with chrome details and open display for bags and shoes.

9.0 Kitchen

Statuario polished marble floor. Faux croc upholstery. Parapan white bespoke walnut units with high gloss white acrylic veneer. White silestone worktops, stainless steel Franke Kubus undermount sinks. Oven, coffee machine, fridge-freezer, dishwasher, washing machine and tumble dryer by Miele. Gaggenau 400 series gas hob. 60" plasma TV.





10.0 Cinema

Two tier cinema with velvet upholstered walling. Navy blue 100% wool carpet. 120" full high definition screen, 7.1 digital surround sound and Blu Ray DVD player.

11.0 Spa / pool area

5m (W) x 12m (L) x 1.2m (D) pool. High performance 3 Phase Victoria pump and 600mm top mount Aster filter. Interior – Diamond silver mosaic tiles. Exterior – SUMAC Riven finish tiles with stone border.

12.0 Gym

Woven vinyl flooring. Gym includes the following equipment: TreadMill Ultim8 M4000D, Cross Trainer Ultim8 EP5000, Bike Ultim8 RB3000, Vibration Plate PRO+.

13.0 Heating and cooling

All rooms heated via an underfloor heating system, powered by gas fired boilers. Each room can be programmed to a specific temperature via a central touch screen.

Comfort cooling is provided in the main living areas, all bedrooms, as well as gym and cinema / entertainment room. Cooling units are masked by bespoke cabinetry or mounted in lowered ceiling voids.

14.0 Lighting

Range of lighting designs throughout the house, the main choice being low voltage down lights. Central lighting system controls the lighting choices for the main rooms. Emergency lighting provided for the main exit routes and plant rooms.

15.0 Audio / visual

Distributed audio system throughout the house with eight active zones. Ceiling speakers in all living rooms, bedrooms and bathrooms. Flat screen displays, including plasma and LCD technology installed throughout the building, as well as connection in place for Sky boxes and disk players.

16.0 Security / access control

System of electrically operated intruder alarms throughout the house, with door contacts, vibration detectors for windows as well as infrared sensors and internal and external sounders. Security lights fitted to the exterior of the building, and a system of up to 16 CCTV cameras monitor the perimeter of the building and the pool area. Video entry system at both the gated entrances, viewed via miniature LCD TV screens inside the house.

17.0 Plant room

Hamworthy Chesil heating pressurisation unit with 200 litre expansion vessel and two Hamworthy Purewell variheat condensing boilers. Two Riomay, twin coiled 800 litre calorifiers, each with 100 litre expansion vessel. Brimar cold water sectional storage tank, high nominal capacity 2250 litres. All heating circulation pumps by Armstrong Pumps Ltd. Armstrong 3 pump model water booster set. Hydrotec (UK) Ltd Water Softener. Nuaire Heat Recovery basement ventilation unit and Nuaire twin fan boiler room supply fan.

Designed to ensure a living experience as comfortable and effortless as one could wish for.

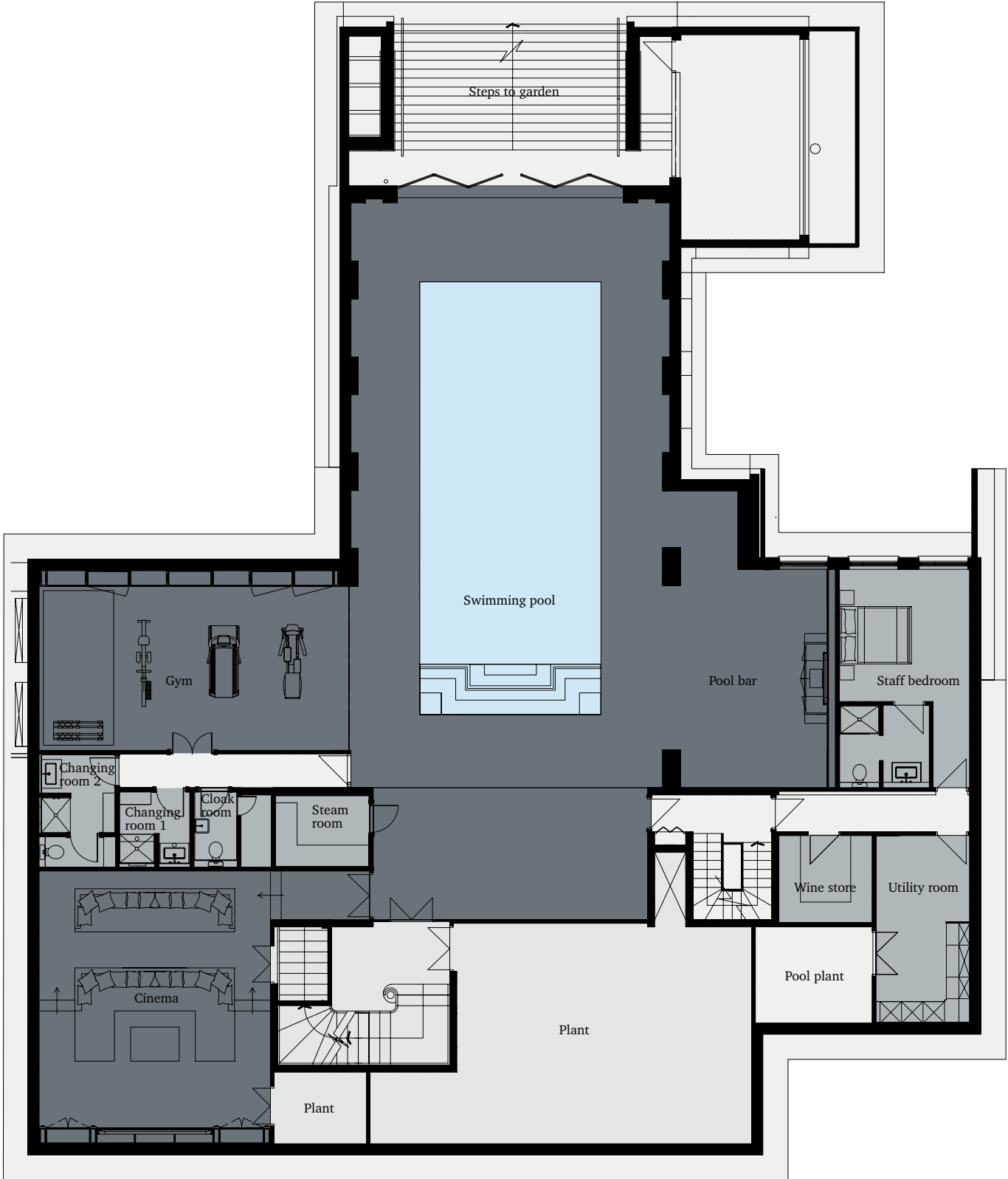
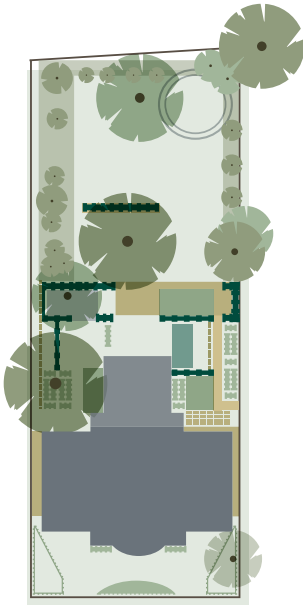


THE RESIDENCE GIA
 1,270 sq m (13,670 sq ft)

Lower ground

Pool area	16.2m x 8.5m (53' x 28')
Swimming pool	12.0m x 5.0m (39' x 16')
Pool bar	6.0m x 3.7m (20' x 12')
Gymnasium	8.7m x 4.7m (28' x 15')
Cinema room	7.3m x 6.5m (24' x 21')
Staff bedroom	3.7m x 3.7m (12' x 12')

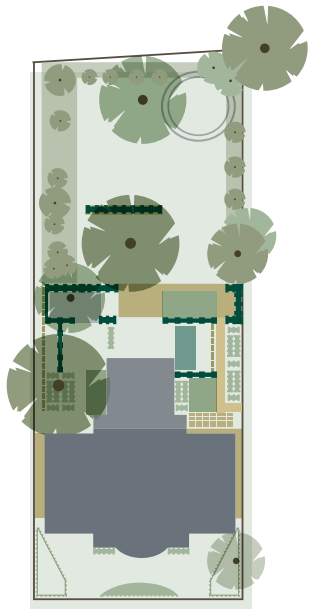
Site plan



Ground floor

Entrance hall	10.2m x 9.2m (34' x 30')
Drawing room	7.9m x 6.5m (26' x 21')
Dining room	6.5m x 4.2m (21' x 14')
Kitchen	6.3m x 5.4m (21' x 18')
Family room	7.3m x 6.1m (24' x 20')
Study	6.2m x 4.2m (20' x 14')
Garage	6.1m x 5.7m (20' x 19')
Terrace	9.7m x 9.6m (32' x 31')
Garden	53.0m x 27.2m (174' x 89')

Site plan



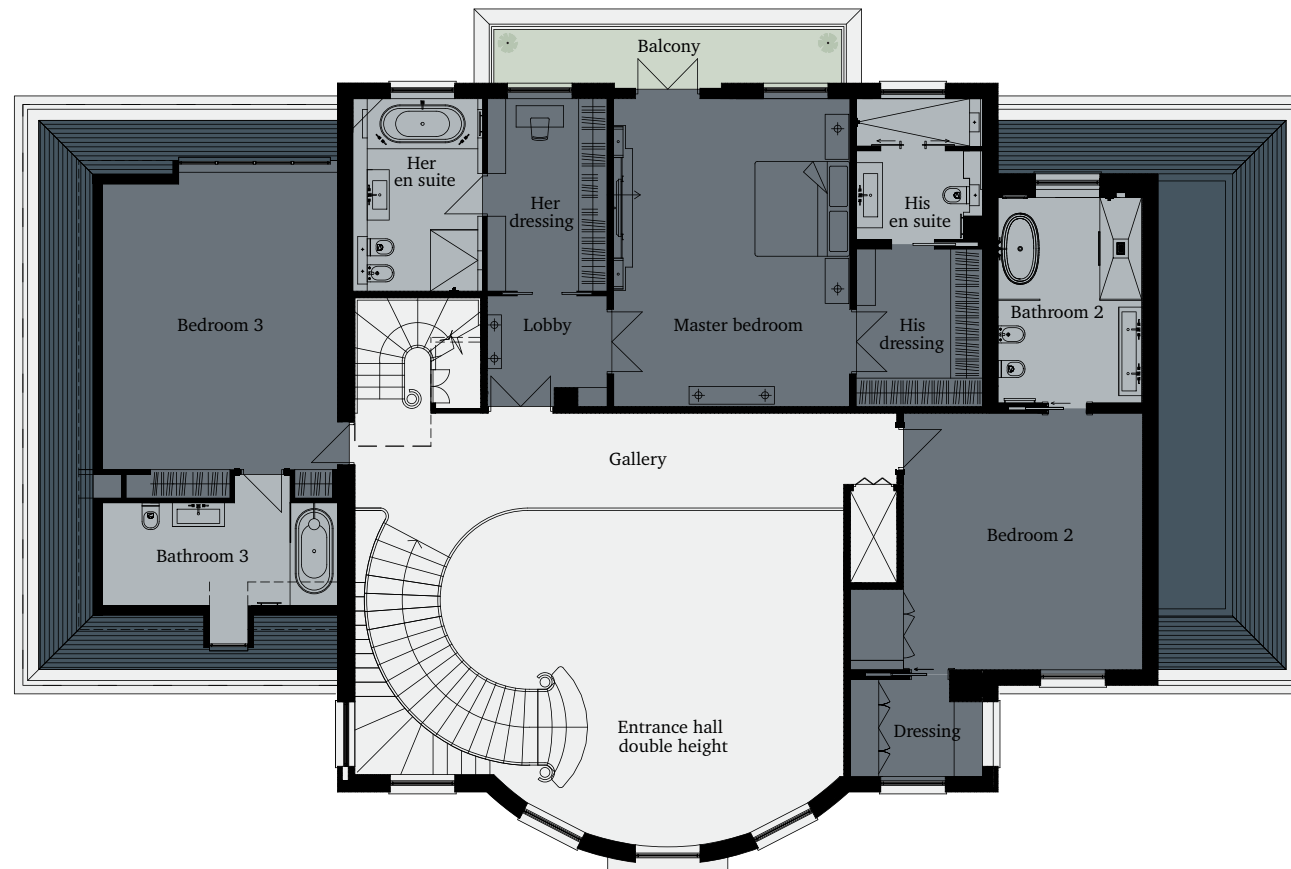
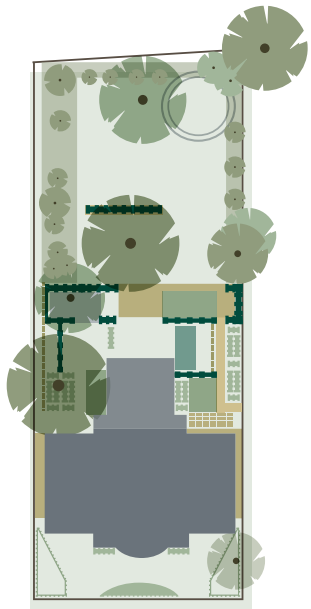
First floor

Master suite

Master bedroom	6.5m x 5.1m (21' x 17')
Her en suite	4.1m x 2.4m (13' x 8')
His en suite	3.0m x 2.0m (10' x 7')
Her dressing room	4.1m x 1.6m (13' x 5')
His dressing room	2.7m x 2.0m (8' x 7')
Lobby	2.5m x 2.3m (8' x 7')
Balcony	7.3m x 1.25m (24' x 4')

Bedroom 2	5.4m x 5.1m (18' x 17')
Bedroom 3	6.0m x 5.0m (20' x 16')

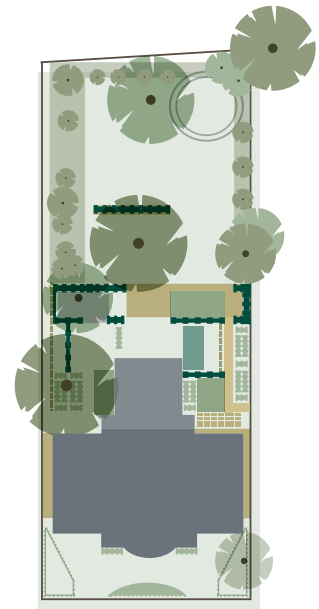
Site plan



Second floor

Bedroom 4	5.8m x 4.6m (19' x 15')
Bedroom 5	5.5m x 4.3m (18' x 14')
Bedroom 6	5.5m x 3.8m (18' x 13')
Bedroom 7	4.1m x 4.0m (14' x 13')

Site plan



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