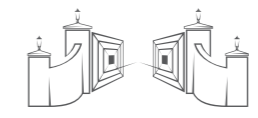


CARAVILLA
THE BISHOPS AVENUE



WELCOME
TO CARAVILLA

CARAVILLA IS AN IMPRESSIVE NEW FREEHOLD MANSION LOCATED ON THE BISHOPS AVENUE, A STREET RENOWNED FOR ITS LAVISH PROPERTIES AND HIGH-PROFILE RESIDENTS. THE TRADITIONALLY DESIGNED PROPERTY IS HIDDEN AWAY WITHIN EXTENSIVE GROUNDS AND DISCREETLY APPROACHED VIA A LONG PRIVATE DRIVEWAY.

THIS BROCHURE PROVIDES AN OVERVIEW OF THIS MAGNIFICENT PROPERTY, WHICH IS BEING OFFERED FOR PRIVATE SALE.



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EXCLUSIVE LIVING

Caravilla is a seven-bedroom mansion offering luxury living accommodation on a grand scale. The interior design features many custom-made pieces enhancing the exclusivity of this property. The elegantly designed reception rooms and master suite are decorated to the highest standard and are offered fully-furnished. Additional facilities include a cinema, games room, leisure complex with swimming pool, separate staff quarters, garaging and parking for more than 10 cars.

In addition to bespoke architectural design and luxurious interiors, Caravilla offers the latest in sophisticated iPad-based home technology and media control as well as state of the art security with electronically operated security gates and CCTV.





GRAND WELCOME

Caravilla's entrance hall is both awe-inspiring and welcoming, designed so that it is always flooded with natural light. A sweeping staircase with custom-made bronze balustrade and leather wrapped handrail winds intricately from the entrance hall to each floor creating a dramatic spiral effect.





STYLISH RECEPTION

Majestic and luxurious, the finishing and decoration of the drawing room is exceptional with smooth, cool marble borders, silk wall coverings and custom-made furnishings in elegant shades. Creative interior design ensures a flexible use of space for both intimate and grand entertaining.



ROOM TO ENTERTAIN

Panelled walls with bevelled glass inlays provide the perfect backdrop for lavish dinner parties in this twelve-seater dining room. The subtle tones of the interior – calm blues and warm taupes – allow the meal to take centre stage beneath the twinkling lights of the bespoke crystal glass chandelier.



SPACE TO THINK

The intricately designed dual aspect study showcases bespoke oak joinery with cream leather detailing. The custom-designed desk and smart striped velvet chairs provide the perfect place for quiet reflection or intellectual pursuits.





CONTEMPORARY CUISINE

The custom-designed kitchen, in a combination of limed and fumed oak finishes, offers the latest in culinary features with appliances from premier brands Miele and Gaggenau. The stylish design incorporates a beautiful marble worktop and large central island as well as ample storage ensuring the kitchen remains streamlined and uncluttered at all times. The breakfast area enjoys views across the tranquil garden.





PRIVATE OASIS

Floor-to-ceiling windows ensure that this elegant and sensory haven is bathed in natural light. The room is rich with tactile materials from cashmere covered drawers and ebonised oak chairs to bronze reading lights and nickel drawer pulls. The sumptuous bed piled high with Egyptian cotton bedding and the soft hues of the furnishings add to the feeling of sophistication as does the ability to adjust the lighting according to mood.

Accessed via the bedroom, the fabulous walk-in dressing room has wall-to-wall custom built storage in varying styles to accommodate an array of clothing items from shoes to evening wear.





BATHED IN LIGHT

The ornate bathrooms are designed to exacting standards with a combination of marble and limestone floors, walls and vanity tops and high-class contemporary fixtures and fittings throughout. The master bathroom has a beautiful freestanding roll top bath, a spacious walk-in shower and his and hers vanity units.



LUXURIOUS RETREAT

The oak panelled games room provides luxurious comfort with a bespoke curved seating area and feature wet bar, as well as numerous diversionary activities. The impressive billiards table sits centre stage beneath the chevron patterned coffered ceiling.



THE BIG SCREEN

For optimum viewing pleasure the cinema room combines comfort with state of the art audio and visual technology. Stylish fitted velvet sofas with integrated bronze reading lights face a high definition 3D projector screen. Paradigm 7.2 surround sound speakers provide crystal clear audio. The acoustic quality is enhanced by the fabric padded panelled walls.





AT YOUR LEISURE

Located in the privacy of the leisure complex the 7.5m x 5.5m heated swimming pool has sweeping steps leading into the water and a stunning Italian marble waterfall feature. Adjacent to the pool is a steam room, two changing rooms and a fully equipped gym and exercise studio with integrated audio visual facilities.





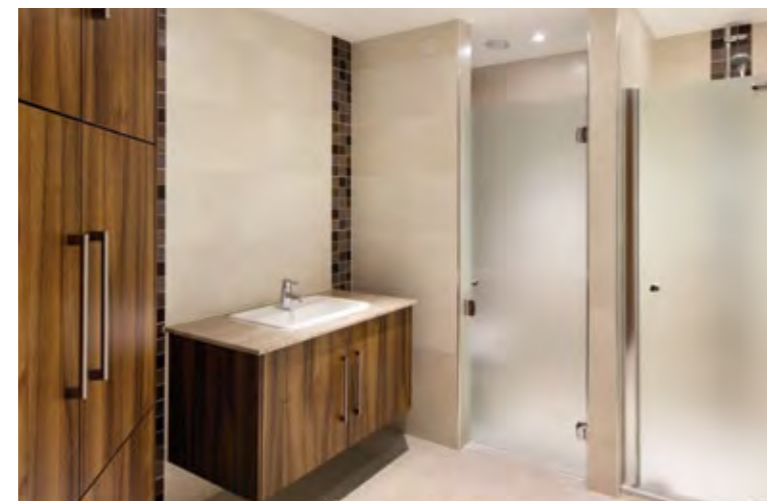
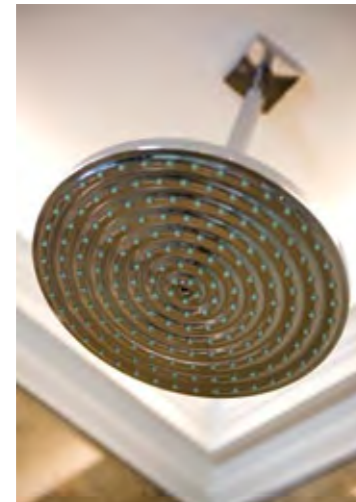
SECLUDED VIEWS

The design of the ornate south-facing garden expertly blends new and established planting. There is an abundance of trees including French oaks and Pacific red cedars but it is the magnificent twenty-metre tall English oak tree that forms the centrepiece of the garden, a view that can be fully appreciated from the spacious terrace areas.

The considerable grounds provide garaging for two cars plus sufficient off-street parking space to accommodate a further ten cars. There is also separate staff accommodation detached from the property ensuring the residents have optimum privacy at all times.

Security is a key feature with the provision of electronically operated security gates and remotely accessible CCTV.





SPECIFICATIONS

EXTERNAL FEATURES

Traditional exterior architecture with Georgian elements. London stock brick construction with Bath Stone window surrounds and portico. Timber sliding sash windows with Georgian glazing bars finished in white.

STAIR HALL

Bespoke bronze chandelier with silk shades running the full length of the stairwell. Custom-made bronze balustrade with cushioned leather wrapped handrail. Walls finished in custom coloured polished plaster with contrasting textured horizontal stripes. Polished Didyma marble floor and stair treads.

STUDY

Solid oak flooring. Bespoke oak cabinetry with cream leather detailing and matching desk. Antique mirror backed book cases with integral lighting.

KITCHEN

Custom-designed cabinetry in a combination of limed and fumed oak finishes. Polished Didyma marble floor and worktops. Sheer fabric laminated glass splash backs. Extensive range of Miele and Gaggenau appliances. Six-seater solid oak breakfast table with bronze base and matching bronze framed chairs.

DINING ROOM

Solid oak flooring set within marble border. Twelve-seater oval glass dining table with bronze base. Custom-designed dining chairs finished in black ebonised oak with antique bronze detailing. Custom-made crystal glass and bronze chandelier.

DRAWING ROOM

Luxurious silk carpet set within marble border. Extensive range of custom-designed soft furnishings and seating. Paper backed silk walling. Antiqued gold leaf mirror to chimney breast. Porta Romana chandeliers with silk shades. Cabinetry by Julian Chichester. Electronically operated blackout blinds.

CINEMA

Luxurious silk carpet set within solid oak border. Diamond shaped padded fabric panels to walls. Custom-made velvet sofa and chairs. 108 inch projector screen. 3D projector and Blu-ray player. Paradigm 7.2 surround sound speaker system.

GAMES ROOM

Bespoke oak joinery housing wet bar, integrated lighting and 55 inch LED TV. Custom-designed fitted sofa surrounded by antique mirrored panelling. American style billiards table sited centrally under chevron patterned timber veneer coffered ceiling.

GYMNASIUM

Solid oak flooring. Mirrored wall with 46 inch LED TV. Treadmill, exercise bike, bench and free weights.

SWIMMING POOL

7.5m (l) x 5.5m (w) x 1.4m (d) heated swimming pool with electronically operated pool cover. Blue Moleanos limestone flooring. Custom-coloured polished plaster finishes to walls and ceilings. Zebra black Italian marble waterfall feature. LED underwater lights.

MASTER BEDROOM & DRESSING ROOM

Custom-designed oak wardrobes with decorative Carbalho veneered panels fitted with bone handles. Extensive range of custom-made furnishings including bronze studded upholstered headboard with matching pop up TV unit. Electronically operated blackout blinds.

MASTER ENSUITE

Jura Grey Blue Limestone floors and walls with Tiger Stripe Eramosa marble inlays and vanity top. Custom-designed his and hers vanity units and mirrors. 32 inch Aquavision® TV.

TEMPERATURE CONTROL

All ground floor reception rooms, Master bedroom and second floor bedrooms are fully air conditioned. Warm water underfloor heating provides the main heating for the house with extra heating available in rooms equipped with AC. In addition to the underfloor heating the lower ground floor has a heat recovery ventilation system to ensure a regular cycle of clean air is brought into the house.

LIGHTING

The Dyalite intelligent lighting system in place enables the user to control the various lighting commands from either the wall mounted keypads or from any iPad or android device. Where present, electronically operated blinds are also controlled via this system.

AUDIO/VISUAL

HD video and audio can be distributed throughout the building from any one of eight sources including, Sky TV, Apple TV, Blu-ray, DAB or the integrated media server. All AV commands can be controlled via the iPad-based control system.

SECURITY

A Redcare compliant intruder alarm system is in place comprising of infrared sensors, door contacts, internal and external sounders. If triggered the system can notify the Redcare control centre or up to four pre-programmed telephone numbers. CCTV and gate entry are controlled via the iPad-based control system.

COMMUNICATIONS

Panasonic telephone system with eight handsets. CAT6 data cabling infrastructure installed throughout. Draytek Wi-Fi system and Ethernet switching.



PRIME LOCATION

Located on the distinguished The Bishops Avenue, Caravilla occupies an enviable position in an idyllic semi-rural setting but within close proximity to the centre of London.

The local area offers many treasures in the form of the historic villages of Highgate and Hampstead and the tranquil green space of Hampstead Heath and Kenwood. It is home to some of London's finest schools and an abundance of independent boutiques and artisan food shops.

Further afield, The Bishops Avenue provides direct road links to London's West End, The City, the A1 and the North Circular (A406). Nearest underground stations are Hampstead, Highgate, East Finchley and Golders Green. Heathrow, Luton and London City airports are easily accessible for private and commercial flights.



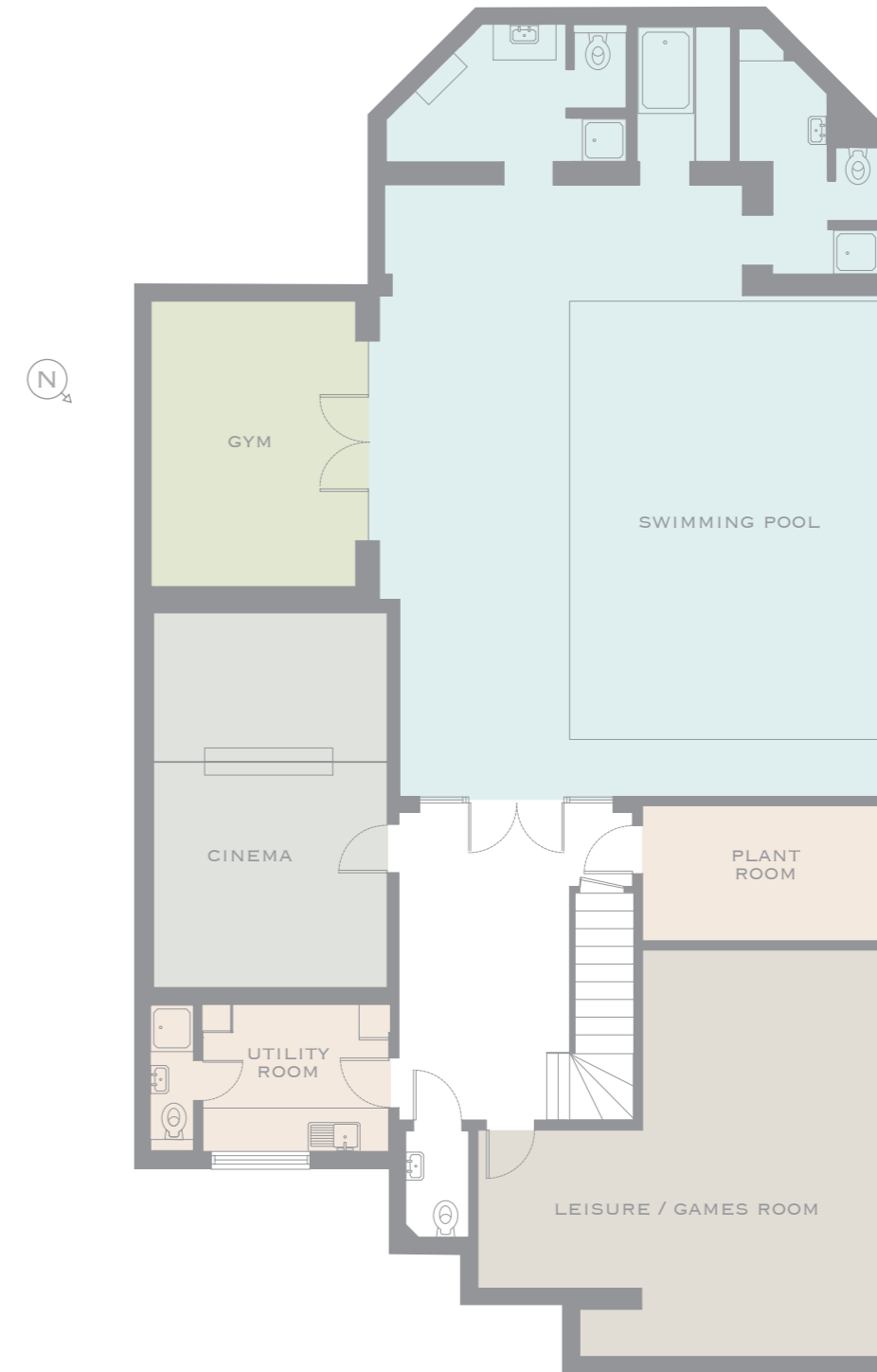
SITE PLAN

Garden 27.0m x 26.2m (88'6" x 86')
 Driveway 64.2m x 17.1m (210'8" x 56')
 Gross internal floor areas 803 sq/m (8,638 sq/ft)



LEISURE FLOOR

Cinema 6.5m x 4.1m (21'4" x 13'4")
 Gym 3.7m x 4.9m (12'1" x 16')
 Plant Room 4.2m x 42.3m (13'8" x 7'8")
 Games Room 7.0m x 7.0m (23'2" x 22'10")
 Pool Room 12.7m x 10.6m (41'8" x 34'9")



GROUND FLOOR

Entrance Hall	8.3m x 4.0m (27'2" x 13'3")
Drawing Room	10.7m x 8.5m (35'3" x 27'9")
Dining Room	5.9m x 4.2m (19'6" x 13'8")
Kitchen	8.1m x 4.2m (26'7" x 13'11")
Study	4.2m x 3.4m (13'10" x 11')
Garage 1	7.3m x 3.9m (24' x 12'10")
Garage 2	6.2m x 2.4m (20'4" x 7'10")



FIRST FLOOR

Master Bedroom	7.1m x 6.4m (23'5" x 20'10")
Master Ensuite	4.2m x 3.2m (13'9" x 10'5")
Dressing Room	2.2m x 5.1m (7'2" x 16'8")
Bedroom 2	6.2m x 4.0m (20'6" x 13'2")
Bedroom 3	4.2m x 3.6m (13'10" x 11'9")
Bedroom 4	4.2m x 3.3m (13'11" x 11')



SECOND FLOOR

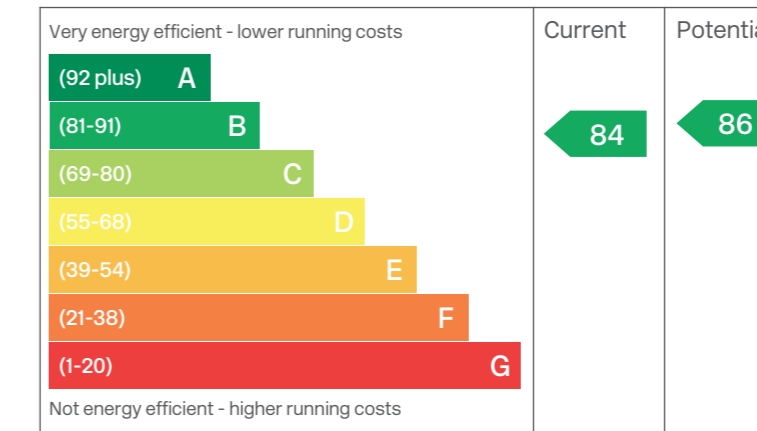
- Bedroom 5 5.7m x 5.1m (18'7" x 16'10")
- Bedroom 6 6.2m x 3.0m (20'5" x 9'11")
- Bedroom 7 5.4m x 2.4m (17'8" x 7'11")



IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

ENERGY PERFORMANCE RATING



Estimated energy costs of dwelling for 3 years:

	Current costs	Potential costs
Lighting	£588 over 3 years	£588 over 3 years
Heating	£4,506 over 3 years	£4,506 over 3 years
Hot water	£750 over 3 years	£750 over 3 years
Totals	£5,844	£5,844

SOLE AGENT



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