

STORMONT ROAD

KENWOOD LONDON N6





Stormont Road is a quiet residential turning located opposite Kenwood House and the rolling green acres of Hampstead Heath, situated between Hampstead & Highgate Villages.

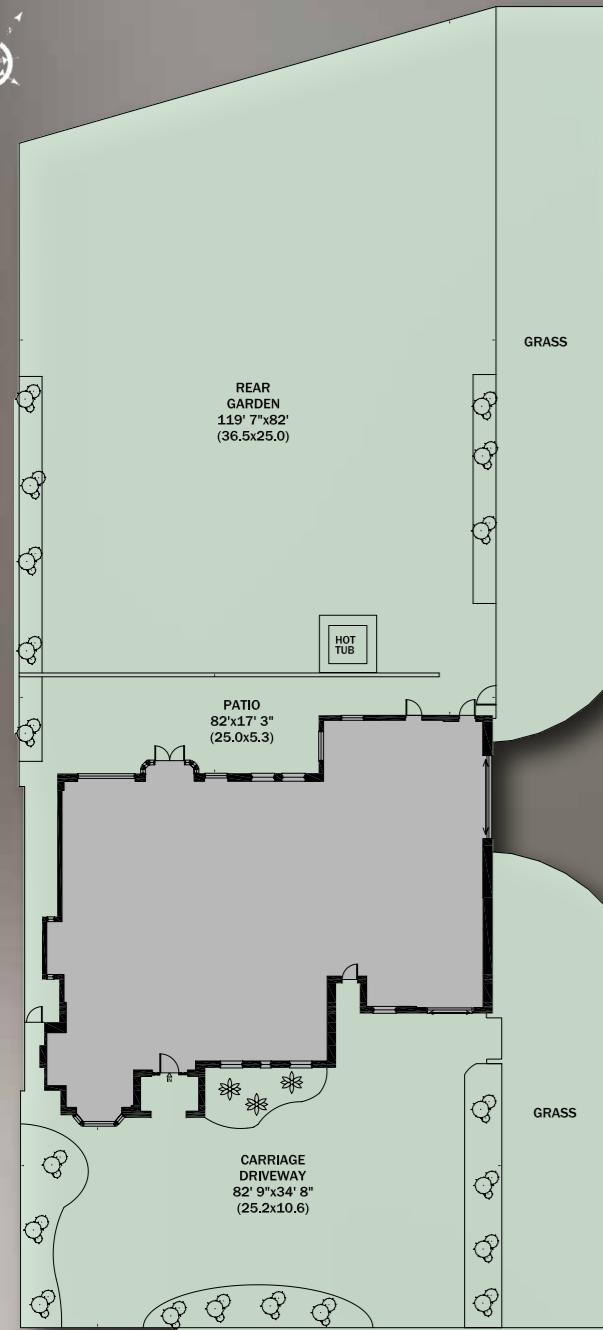


Constructed by Octagon Bespoke and interior designed by Claudia Riga de Spinoza, we are privileged to offer this brand new double fronted detached family home. The house occupies a wider than average plot, set well back from the road, behind a deep carriage driveway. The house provides 742 sq m (7,985 sq ft) of bright and extremely spacious formal and informal accommodation, spread over three storeys. Features include a very large newly landscaped rear garden, with hot tub, a gymnasium with sauna, separate staff entrance, staircase and accommodation, generously proportioned hallways and landings, two separate garages (a double and a single) and a 13.5 m (44 ft) 'super room' combining the kitchen/breakfast/dining/family areas.



Large Entrance Hall □ Living Room □ Media Room □ Family/Kitchen/Dining Room □ Study □ Gymnasium with Sauna
Utility Room □ Cloakroom □ Master Bedroom with Luxury Dressing Room & Bathroom □ 4 Further Bedroom Suites
Playroom/1 or 2 Further Bedrooms □ Second Kitchen □ Exceptional Front & Rear Gardens □ 2 Separate Garages
Ample Off Street Parking





Site Plan

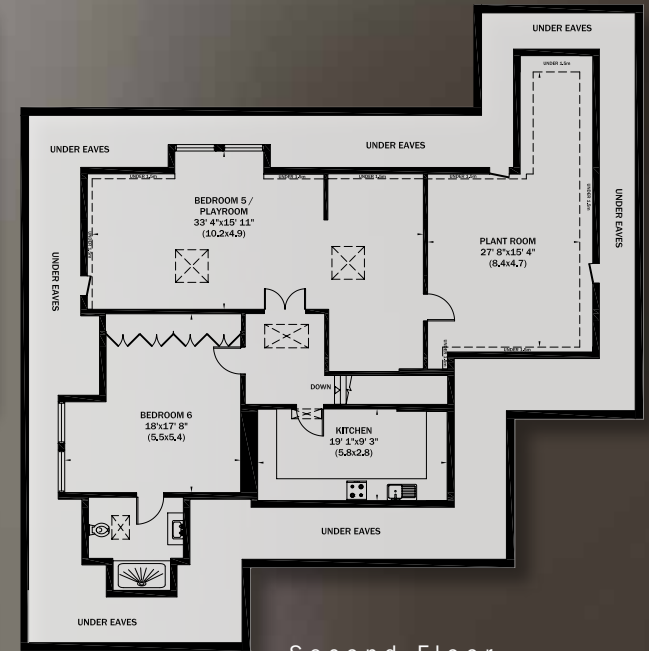
SPECIFICATION



- Air conditioning to 'super room' and main bedroom suite
- Nuvo electronic sound system throughout
- Cabled for sound, Internet and data throughout, controlled by iPad
- Two wood burning stoves and one gas log fire
- Sauna, gym and hot tub
- Highly energy-efficient, with solar panels on the roof
- Video entry system
- Large west facing garden (long and wide)
- Electronic lighting system by Flairlight, controlled by iPad
- Marble master bedroom and ground floor halls and staircase
- Feature chandelier
- Media room with 65" TV and surround sound system
- Underfloor heating
- Comfort cooling
- iPad controlled AV system
- Hand built walnut main kitchen with Miele equipment and Quooker hot tap
- Concealed flat screen TV in master bedroom with electric control
- Aqua TV in bathroom 4



Gross Internal Area - 742 Square Metres / 7,985 Square Feet



SOLE AGENT

PRICE UPON APPLICATION

glentree
INTERNATIONAL

020 8458 7311
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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.

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