



The Villa Courtenay Avenue Kenwood London N6 www.harrisonvarma.co.uk



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Welcome to Harrison Varma

Harrison Varma was born of frustration.

The Varma family wanted a generous, social, flexible, beautiful modern family home. What they found were large, overblown suburban houses, badly built, poorly proportioned, shoddily finished and entirely inappropriate for modern day living.

The home had to work socially, with segmented space to separate public and private lives, without one intruding on the other; a home where they could entertain effortlessly and then move seamlessly into personal, private space; a haven that would work for all the family – generous rooms, bathrooms for every bedroom and, of course, a pair of en suites and walk-in wardrobes for the master bedroom – somewhere with harmonious beauty: uncluttered spaces, light, lofty rooms, sensual, natural, tactile materials.

But they couldn't find it.

And so they did what most people can only dream about: they commissioned their own home.

However, they quickly became disillusioned with their project manager and architect, so their only option was to release them and start again.

Finally, under their own close personal supervision, the house was completed.

And then, in a potentially foolhardy move, they decided to do it all again. The next house they created sold to the first person that viewed it.

In the decade since, they have built on this success, creating a few select homes adhering to the same principles of Light, Space and Place.

Today there are very few homes in London that even come close.

INSPIRATION AND STANDARDS

Like all creative people, the Varmas draw inspiration from many sources. Their love of modern architecture is fired by their familiarity with landmark buildings throughout the world. Their commitment to simplicity in décor comes from extended visits to South east Asia – in particular Bali and Japan, and the classic villas of the south of France.

This has fuelled their almost fanatical attention to detail and fascination with quality materials and finishes. Their insight into combining high-end public and intimate private lives into one home came from their own experiences of being successful business people and devoted parents.

They fully appreciate the pressures and pleasures of the lives of their clients, simply because they live similar lives themselves.

TOUCHSTONE VALUES

All this experience has led to three touchstone values that set their houses apart:

LIGHT Homes should welcome daylight.

SPACE Homes should be awash of livable space.

PLACE Homes should complement the natural flow of daily life.

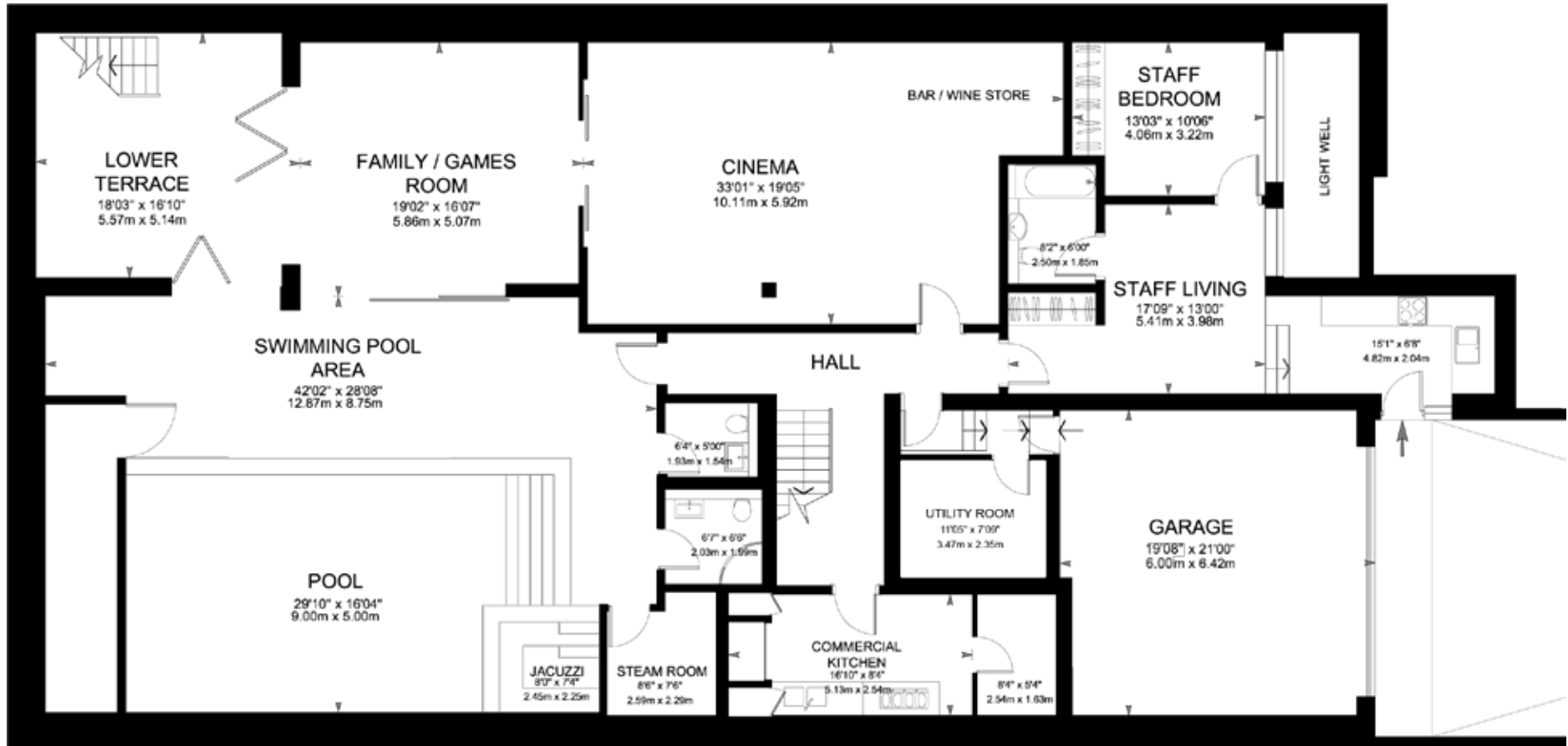
This in combination with materials and workmanship of the highest order, is what makes a Harrison Varma home.

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This magnificent modern villa located in Courtenay Avenue has been built to the highest specification with over 11,300 sq. feet of accommodation comprising of 7 bedroom suites, 3 reception rooms, cinema, indoor pool, gym, staff apartment as well as secure underground parking for up to 3 cars.

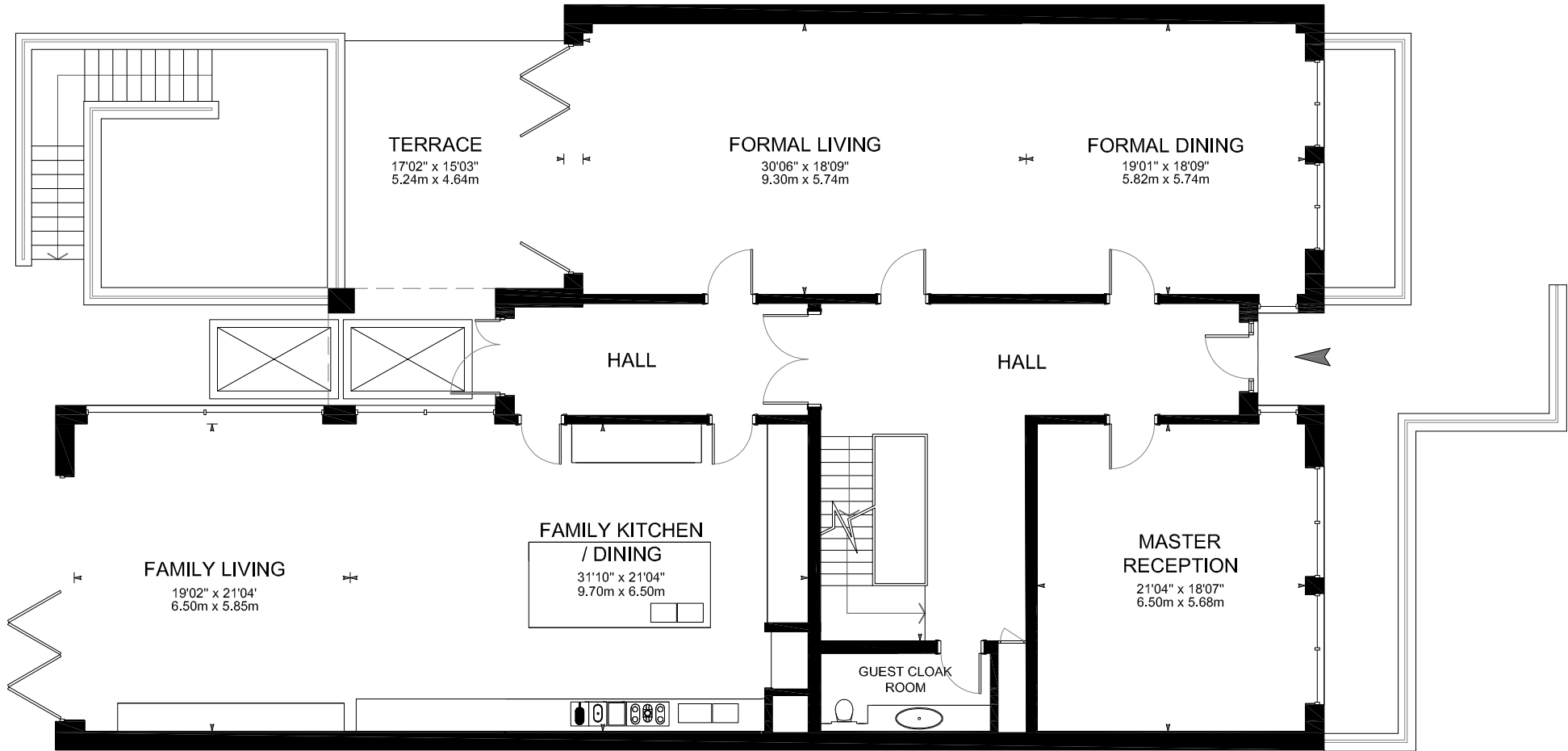
The house benefits from four large landscaped patios and 1 terraced balcony overlooking a landscaped rear garden.

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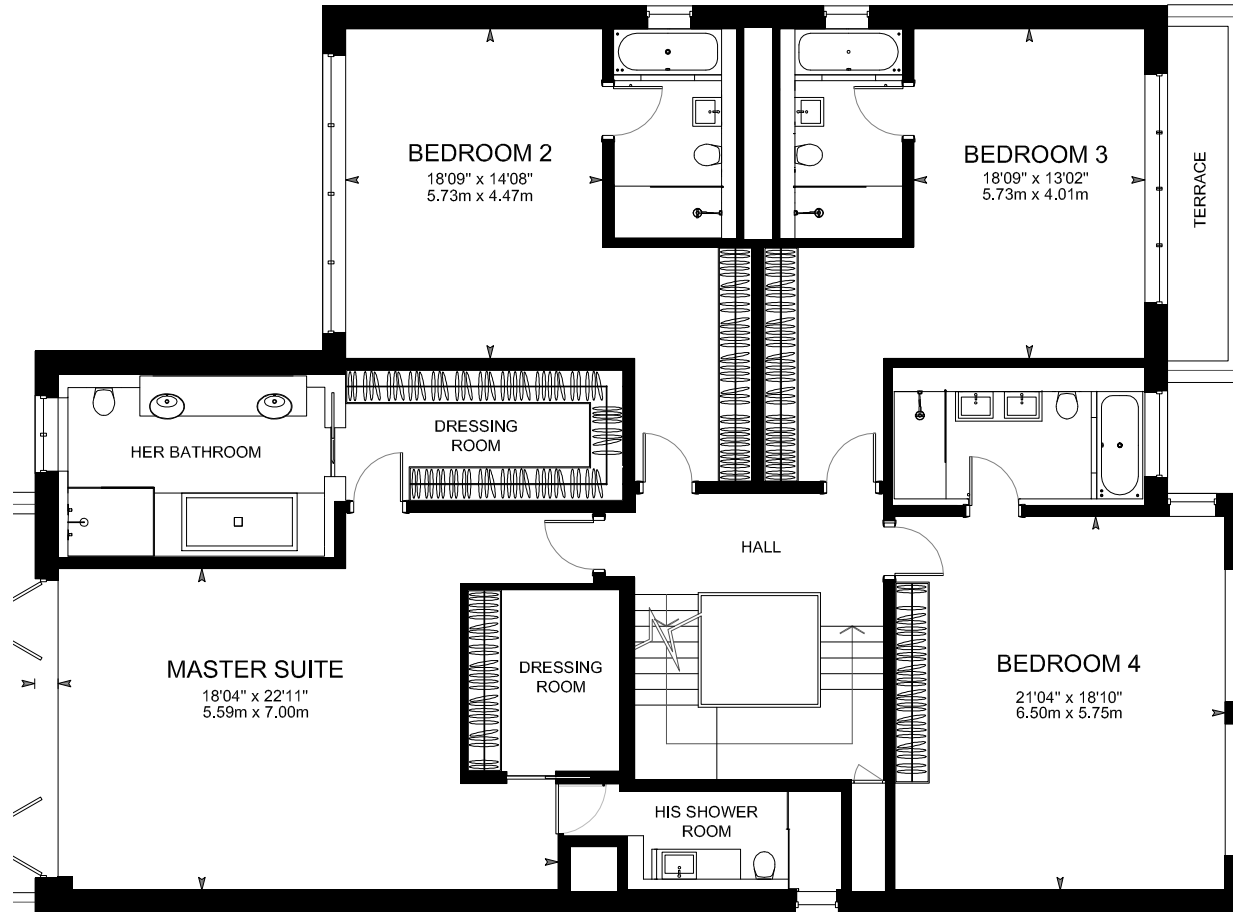
LOWER GROUND FLOOR PLAN [APPROX. 360 m² / 3,882. sq.ft.] DIMENSIONS SHOWN ARE INDICATIVE [NOT TO SCALE]

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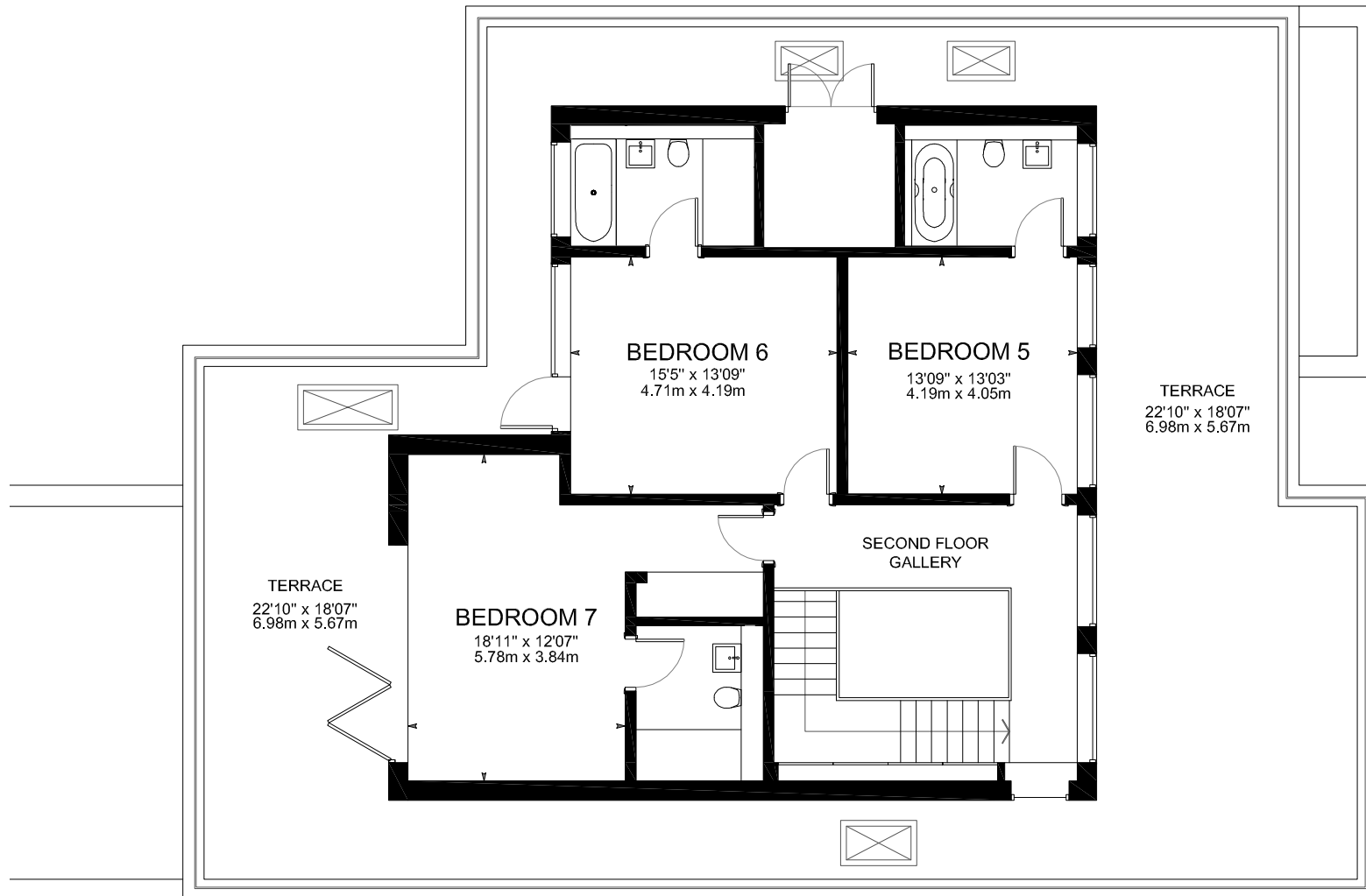
GROUND FLOOR PLAN [APPROX. 301 m² / 3,242. sq.ft.] DIMENSIONS SHOWN ARE INDICATIVE [NOT TO SCALE]

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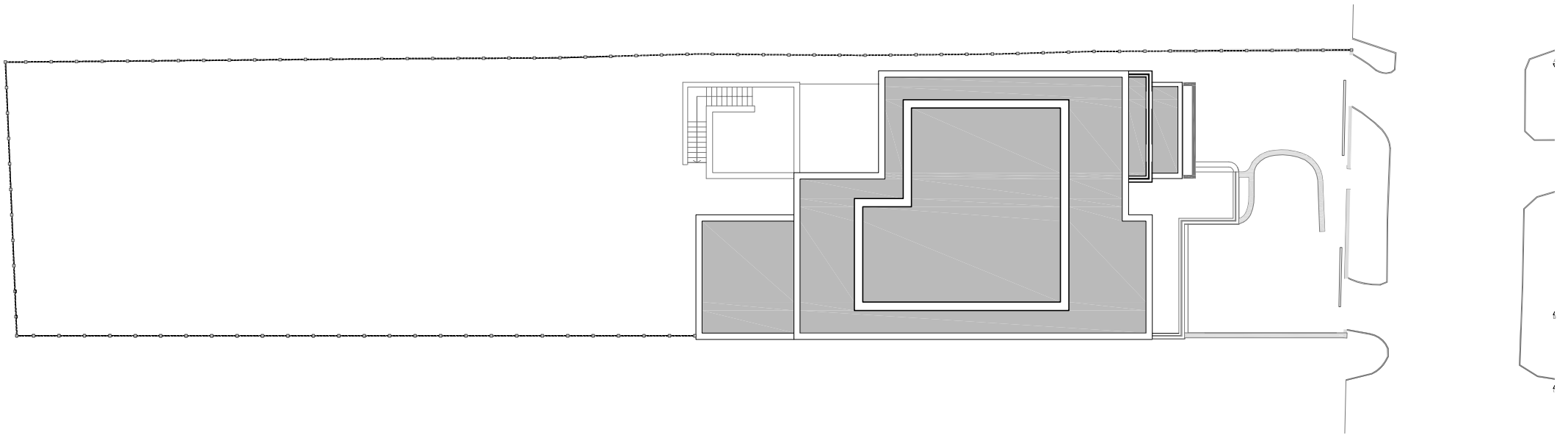
FIRST FLOOR PLAN [APPROX. 260 m² / 2,808. sq.ft.] DIMENSIONS SHOWN ARE INDICATIVE [NOT TO SCALE]

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SECOND FLOOR PLAN [APPROX. 118 m² / 1,273. sq.ft.] DIMENSIONS SHOWN ARE INDICATIVE [NOT TO SCALE]

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SITE PLAN TOTAL AREA OF THE VILLA [APPROX. 1,041 m² / 11,210. sq.ft.] DIMENSIONS SHOWN ARE INDICATIVE [NOT TO SCALE]

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1.0 External Features

Fully landscaped gardens with automated irrigation system.

Large fully furnished external entertaining areas. Heated granite driveway with access to garage with 3 car capacity. Fully automated stainless steel gated access control system with integrated video entry.

1.1 Windows/Doors

Full height Schuco sliding, folding windows and patio doors finished in anodized aluminium with solar control double glazed units. One touch electronic Schuco tilt windows. Large walk on skylights allowing unbroken sunlight to interior space.

2.0 Doors

Entrance Door - Full height solid Oak with integrated glass inlay panels. Fitted with Banham electric release lock integrated with the BPT video entry and alarm system.

Internal Doors - Full height hardwood veneer doors with decorative glass inlays to formal areas. All architectural ironmongery by Hafele.

3.0 Floor Finishes

Massangis Limestone in the Entrance Hall, all formal reception areas and master bathroom. Kahr's timber flooring to master dressing rooms, cinema and bar. Diplomat Plaid carpet to master bedroom and all guest bedrooms. Loop pile carpet to all junior bedrooms and dressing areas. Porcelanosa tiles to kitchen and pool area. Under floor heating to all areas.

4.0 Bathrooms

4.1 Master en-suite

Separate his and her bathroom areas. Kaldewie bath with Bisazza glass mosaic surround and Aquavision television over bath. Geberit Balena shower toilet with air purification system. Limestone flooring throughout with under floor heating. Walk-in showers with Hansgrohe body jets and Raindance shower heads. Duravit basins with custom made cabinetry.

Integrated house audio system with colour touch screen panel.

4.2 Guest en-suites

Duravit Stark wall hung WC. Bette form baths with Hansgrohe thermostatic hand held shower, whirlpool Jacuzzi and chromatherapy system. Walk-in Hansgrohe shower system with hand held shower and Raindance shower head. Aquavision televisions. Full height tiling with Bisazza glass mosaic tiles to shower areas. Porcelain tiled floors with under floor heating. One touch electrical opening windows. Custom made cabinetry with integrated lighting.

4.3 Junior en-suites

Ideal standard wall hung WC. Bette form baths with Hansgrohe thermostatic hand held shower. Aquavision televisions. Full height tiling with Bisazza glass mosaic feature panelling. Porcelain tiled floors with under floor heating. One touch electrical opening windows (Bedroom 6 and 7). Custom made cabinetry with integrated lighting.

5.0 Kitchen

Bespoke kitchen with walnut veneered doors. Gaggenau cooking range incorporating gas hobs, deep fat fryer, electric grill, steamer, microwave, warming drawers and Gutmann extractor hood. Top of the range Gaggenau double oven with automatic programs. Full height stainless steel integrated Gaggenau fridge, freezer and wine chiller. Dumb waiter from commercial kitchen. Blanco sink with integrated waste disposal unit and soap dispensers. Breakfast bar sitting 6 people. Kashmere white marble work top with stainless steel backsplash. Fully automated espresso machine by CMA Planet. 42" Pioneer plasma televisions.

6.0 Bedrooms

6.1 Master Bedroom

Fully self-contained bedroom suite with integrated custom made joinery incorporating his and hers desks

Wet bar area including champagne fridge and Gaggenau coffee machine. Flou bed with Frette linen. 60" full HD Pioneer wall hung plasma with blu-ray and surround sound. Integrated house audio system. Fully automated sheers and curtains with fabrics from Brian Yates of Chelsea Harbour. Designer wallpaper incorporating Swarovski crystals. Separate his and hers dressing areas with custom made joinery.

6.2 Guest Bedrooms

Custom made joinery incorporating walnut desks and bedside tables. Flou bed with Frette/ Deschamp linen. 40" full HD Sony plasma television. Fully automated sheers and curtains with fabrics from Brian Yates of Chelsea Harbour. Designer wallpaper from Brian Yates.

6.3 Junior Bedrooms

Custom made joinery incorporating walnut desks, bedside tables and wardrobes. Bed linen by White Company.

7.0 Interior Design

Interior design by Harrison Varma design team. Featured furniture makes including Poltrona Frau, B&B Italia, Tonon and Bianchi. Wallpaper, curtains and sheers by Brian Yates of Chelsea Harbour. Drugasar Metro 130 slim line gas fire set in Crème Marfil marble in formal reception. Bespoke joinery by Harrison Varma Joinery.

8.0 Cinema

Full HD projector and screen with 7.1 surround sound, with blu ray and PS3. Creston control. Fully fitted bar including Liebherr wine fridge, beer fridge, display freezer, popcorn maker and CMA Planet espresso machine. Italian designer seating.

9.0 Pool area

9m x 5m, 1.8m deep swimming pool with Bisazza pool tiles, swim jet trainer and Jacuzzi. Walk on automatic pool cover by Ocea. Steam room. Changing room with Azure basins.

10.0 Heating and Cooling

Comfort cooling to all rooms achieved by means of concealed refrigeration system, designed and supplied by Daikin. Whole house extraction system. Gas fired Broag Remeha condensing boiler providing all hot water and heating to lower ground and ground floor via Uponor under floor heating. First and second floor heated by Devi electric under floor heating.

11.0 Lighting

Lutron homeworks whole home lighting control system. Designer light fittings by the likes of Flos, Artemide, Luceplan and iGuizzini.

12.0 Audio/Visual

Provision of combined TV/FM/Satellite system providing analogue, digital terrestrial and digital satellite signals to each room. Provision of Cat 5e infrastructure and outlets to all rooms. Netstreams digilinx IP audio video and control system to all principal rooms and master bedroom suite. Monitor audio speakers to all principle rooms, master bedroom and guest bedrooms.

13.0 Security/Access Control

Castle intruder alarm system with total exterior protection with red care GSM signalling to local constabulary. Infrared CCTV monitoring systems with TV interface. BPT video entry system with Nova video monitors. 24hr security guard controlling access to private road.

14.0 Staff apartment

Complete self contained apartment with separate access. Bedroom with built in wardrobes and desk. Fully tiled bathroom. Kitchen with integrated dishwasher and fridge freezer

15.0 Commercial Kitchen

Commercial kitchen with Imperial Cooker, Inomak stainless steel preparation area with Gram fridges. Dumb waiter linking family kitchen