

Like a patient etherized upon the table
When the evening is soft

Let us go
you



WELLS HOUSE
THE BISHOPS AVENUE
LONDON N2

and
spread out
against the sky
again

When the evening
certain half-deserted streets

[Faint, illegible handwritten text in a cursive script, likely bleed-through from the reverse side of the page.]



WELLS HOUSE
THE BISHOPS AVENUE
LONDON N2

WELLS HOUSE IS A GENEROUSLY PROPORTIONED, EXCLUSIVE FAMILY HOME NEWLY CONSTRUCTED IN THE MANNER OF A FINE EDWARDIAN VILLA AND DESIGNED ON A GRAND SCALE. ITS SUBSTANTIAL CEILING HEIGHTS AND CAPACIOUS ACCOMMODATION EVOKE THE EXTRAVAGANCE OF THE EARLY TWENTIETH CENTURY, WHILE AN ABUNDANCE OF FEATURES RANGING FROM THE HEALTH AND ENTERTAINMENT SUITE TO THE IMPECCABLE DESIGN DETAILS ARE IN KEEPING WITH THE MOST LUXURIOUS LEVELS OF TWENTY-FIRST CENTURY LIVING.



IN A QUIET, DISCREET TURNING OFF THE BISHOPS AVENUE, LONDON'S MOST AFFLUENT STREET, WELLS HOUSE IS SET IN NEWLY LANDSCAPED GROUNDS AND IS CLOSELY CONNECTED TO THE STUNNING NATURAL LANDSCAPES OF NEARBY HAMPSTEAD HEATH. COMPLETED TO IMPECCABLE STANDARDS AND WITH EXACTING ATTENTION TO DETAIL, WELLS HOUSE IS THE ULTIMATE HOME FOR THOSE WHO SEEK THE VERY BEST IN LOCATION AND LUXURY.

WELLS HOUSE

Visitors to the property will be received into an opulent entrance hall flooded with natural light. A marble clad staircase, lit by a stunning crystal pendant lighting feature, leads to a galleried landing.

With an internal floor area exceeding 10,225 sq ft (950 sq m), Wells House competes with some of its grandest neighbours. The six bedroom villa provides extensive opportunities for leisure and entertainment - including a 37 ft (10.9m) pool, health suite and cinema - while also including staff accommodation. Impeccably high standards in the specification and an extensive range of modern appliances by internationally renowned brands ensure an uncompromising regard to comfort and security.

To invest in Wells House is to invest in the ultimate London lifestyle.





ACCOMMODATION

Beyond the impressive entrance hall lies five equally capacious ground floor reception rooms. The dining room, drawing room and study each have direct access into the garden through imposing French doors, which provide generous levels of natural light.

Each of the six bedrooms include both dressing rooms and en suite bath / shower rooms, with the master bedroom suite, which includes his and hers bathrooms and dressing rooms, both complete with polished Italian marble floors, THG bathroom fittings and Aquavision TVs set into mirrors.

The master bedroom suite, with full height windows, offers views across the garden and to the leafy landscape beyond.

With a sizeable second floor balcony and terraces, the house benefits from seamless connectivity to its gardens and to the natural beauty that is the essence of this highly desirable location.

An internal lift provides access from the ground and first floors to the basement, where residents and guests can enjoy extensive spa and fitness facilities including a gym, mosaic pool, sauna, Jacuzzi and treatment room; then complete the day relaxing in the cinema room which is located within easy reach of a sizable wine cellar. The house has a video entry system and external multi angle CCTV security cameras for 24 hour surveillance.

DESIGN

The exterior architecture of Wells House is synonymous with the popular Arts and Crafts movement which flourished in London during the early 1900s, inspiring many of its most desirable residences and becoming an enduringly popular domestic style. Excellence in craftsmanship, connections with nature and with natural light are defining features of the style, and are abundantly present here.



The grey and red brick exterior with intricate detailing and stone surrounds to windows and doors, glazed fan detail above the front door and feature windows (including circular 'porthole' windows on upper floors) are elements of the Arts and Crafts style which can be found at neighbouring Hampstead Garden Suburb, one of the best examples of the movement.

The quality of the interior is in keeping with that of the exterior. The property's sumptuous character is conveyed through the highest quality fixtures and fittings, which include satin lacquered American black walnut veneer internal doors, polished Italian marble floors, oak timber flooring, marble clad fireplaces, discreet recessed lighting in ceiling surrounds and velvet carpets throughout.

Built in media joinery is in high gloss lacquered American black walnut, while the kitchens, with their extensive marble work surfaces, feature Miele appliances.

All rooms include underfloor heating for ultimate comfort and convenience, with seven day scheduling and energy saving options.

SITUATION

Facing south, the approach to the house includes an in / out carriage driveway with ample capacity for off-street parking.

A number of mature trees have been incorporated into the bespoke landscape proposals, creating gardens which belie the age of the house and evoke those of an established stately property.

With elegant stone patios to the rear and the west, external lighting with power and water supply, the garden is an entertainment suite in its own right.



LOCATION

Wells House' location marries the ultra-exclusivity of The Bishops Avenue - home to monarchs, business magnates and celebrities - with the natural beauty of neighbouring Hampstead Heath. The 790-acre parkland is only moments away, with the prestigious Kenwood House at its entrance. Designed by the famous 18th century Scottish architect, Robert Adam, and surrounded by lush landscaped gardens created by Sir Humphrey Repton, Kenwood is one of London's hidden gems. With awe-inspiring interiors featuring a world-class art collection, from Rembrandt to Turner, Gainsborough to Vermeer, Kenwood sets the tone for what is perhaps the world's most exclusive neighbourhoods.



The Bishops Avenue is named after Arthur Winnington-Ingram, who as Bishop of London until 1939, owned much of the local area and is commemorated in many of the street names.



HAMPSTEAD AND HIGHGATE

Hampstead Heath sits between two of London's most charming villages, Highgate and Hampstead. Wells House enjoys the proximity and benefits of both. Highgate Village, with its hill-top location enjoys panoramic views over the city, is on the house's doorstep, whilst Hampstead Village is just across the Heath. Both villages are wonderfully atmospheric with fashion boutiques, antique shops and a renowned café culture.

Highgate got its name from the Bishop of London's hunting grounds, which were nicknamed 'the gate in the hedge', as there was a high, deer-proof hedge surrounding the estate.



KEY TRAVEL TIMES

- Baker Street** | 12 mins
- Euston** | 16 mins
- King's Cross St Pancras International** | 18 mins
- Oxford Street** | 22 mins
- Bank** | 26 mins
- Waterloo** | 28 mins
- Bond Street** | 18 mins
- Knightsbridge** | 24 mins
- Paddington** | 20 mins
- Heathrow** | 35 mins
- Gatwick** | 65 mins

*Fastest journey times are taken from Google Maps either by car or underground; Golders Green, Highgate or East Finchley stations

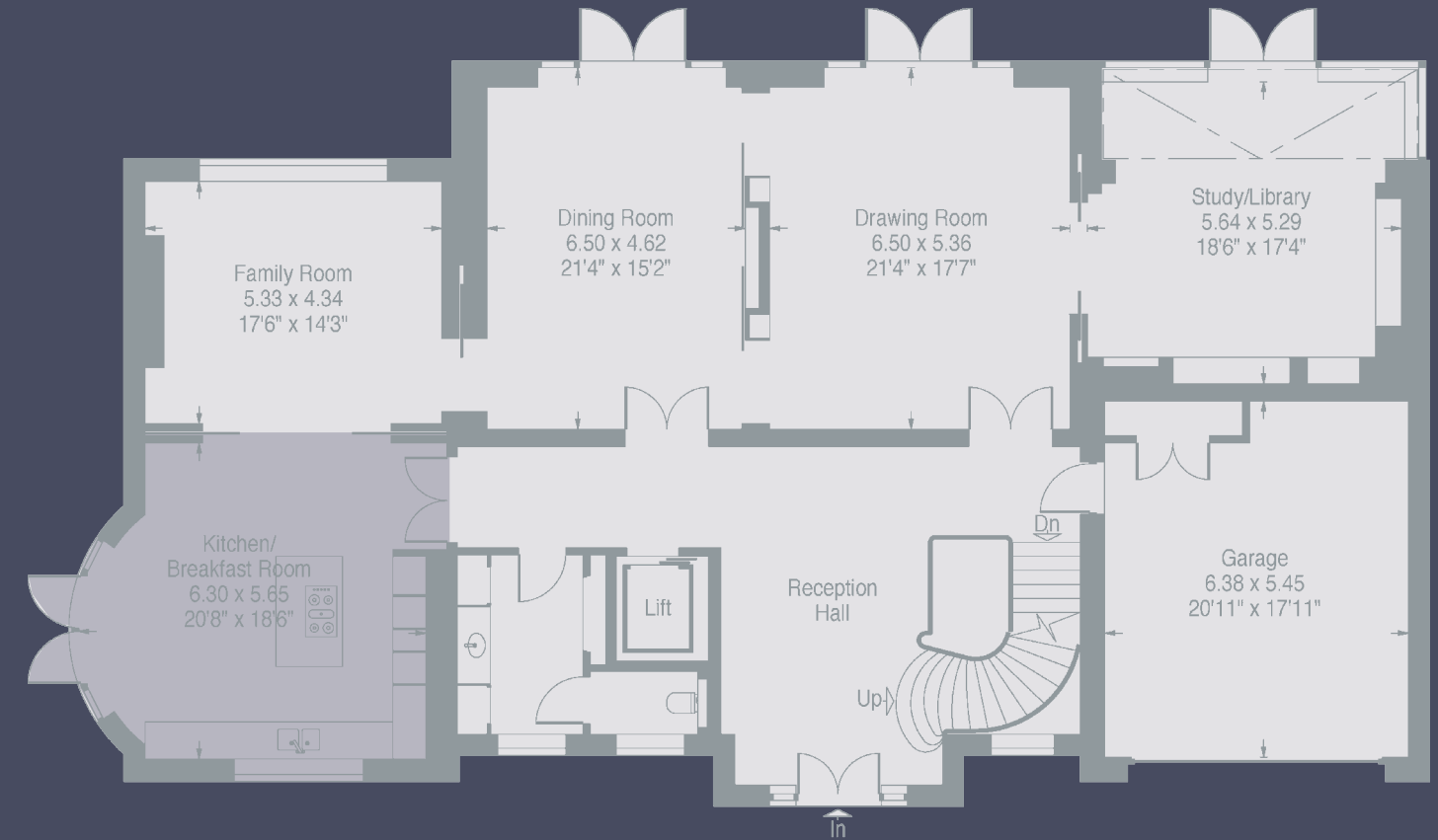
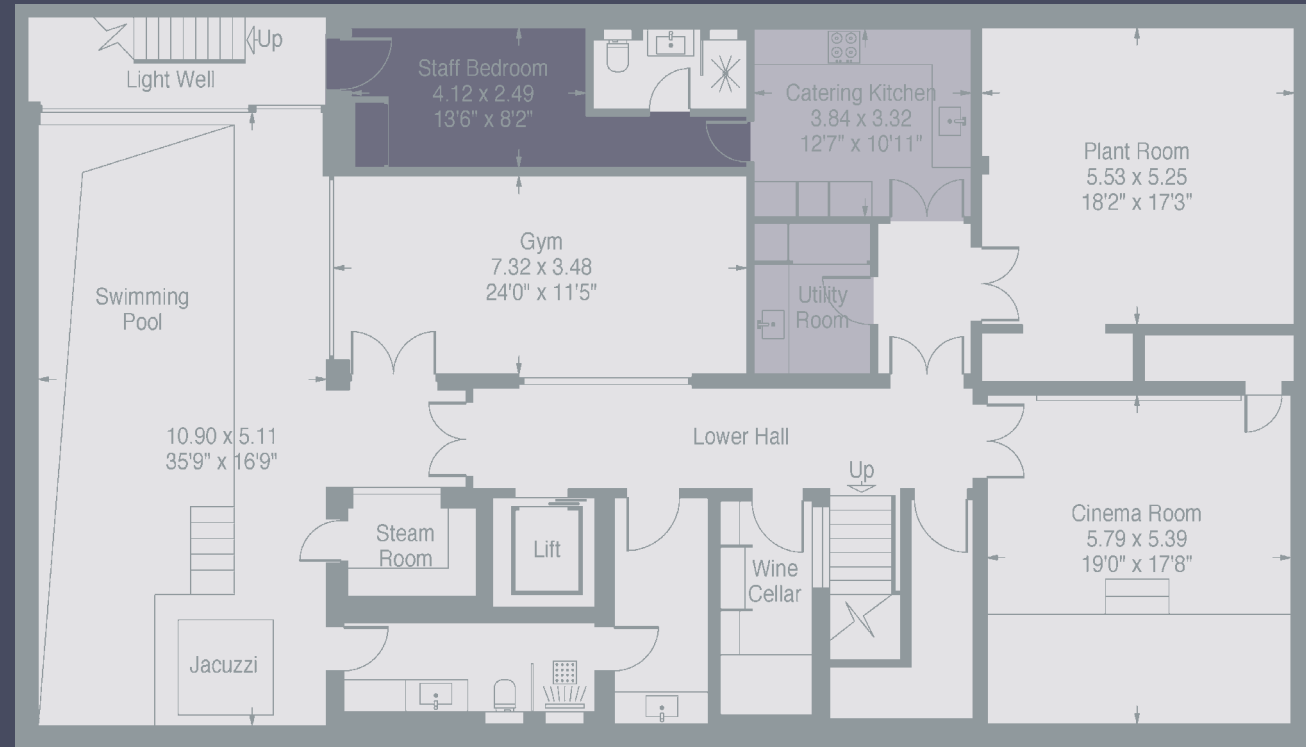






LOWER GROUND FLOOR

GROUND FLOOR



12

13

Lower Ground Measurements

- Cinema Room 19'0" x 17'8" (5.79 x 5.39m)
- Gym 24'0" x 11'5" (7.32 x 3.48m)
- Swimming Pool/Jacuzzi Area 35'9" x 16'9" (10.90 x 5.11m)
- Staff Bedroom 13'6" x 8'2" (4.12 x 2.49m)
- Catering Kitchen 12'7" x 10'11" (3.84 x 3.32m)
- Plant Room 18'2" x 17'3" (5.53 x 5.25m)

Overall Approximate Gross Internal Area

967.9 SQ_M / 10,418 SQ_FT
 (Including garage, plant room and reduced height area, below 1.5M - denoted with dashed line)
 Reduced Height Area -
 19.9 SQ_M - 214 SQ_FT

Ground Floor Measurements

- Drawing Room 21'4" x 17'7" (6.50 x 5.36m)
- Dining Room 21'4" x 15'2" (6.50 x 4.62m)
- Kitchen/Breakfast Room 20'8" x 18'6" (6.30 x 5.65m)
- Family Room 17'6" x 14'3" (5.33 x 4.34m)
- Study/Library 18'6" x 17'4" (5.64 x 5.29m)
- Garage 20'11" x 17'11" (6.38 x 5.45m)

FIRST FLOOR



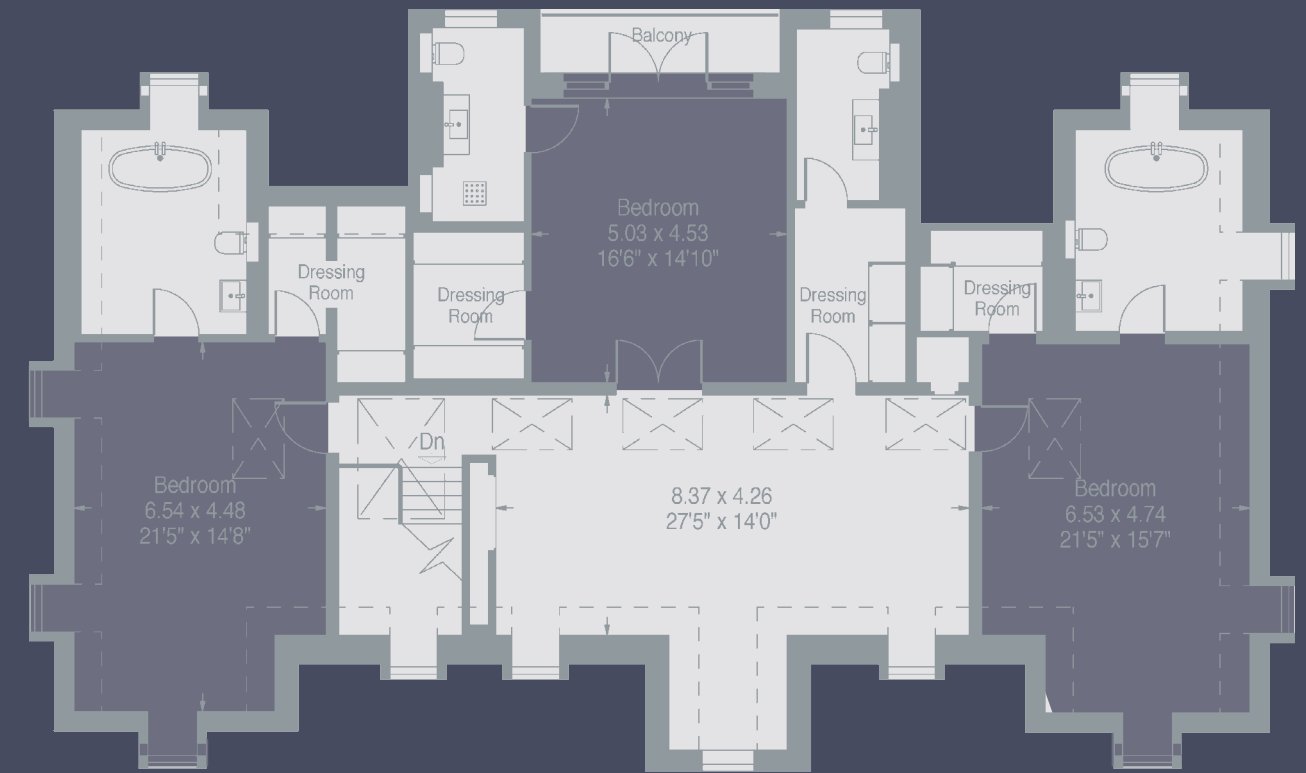
14
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15
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First Floor Measurements

- Master Bedroom Suite* 20'7" x 17'0" (6.27 x 5.18m)
- Second Bedroom Suite* 18'5" x 18'4" (5.61 x 5.59m)
- Third Bedroom Suite* 18'2" x 17'6" (5.55 x 5.34m)

SECOND FLOOR



Second Floor Measurements

- Open Landing Area* 27'5" x 14'0" (8.37 x 4.26m)
- Fourth Bedroom Suite* 21'5" x 15'7" (6.53 x 4.74m)
- Fifth Bedroom Suite* 21'5" x 14'8" (6.54 x 4.48m)
- Sixth Bedroom Suite* 16'6" x 14'10" (5.03 x 4.53m)

SITE PLAN



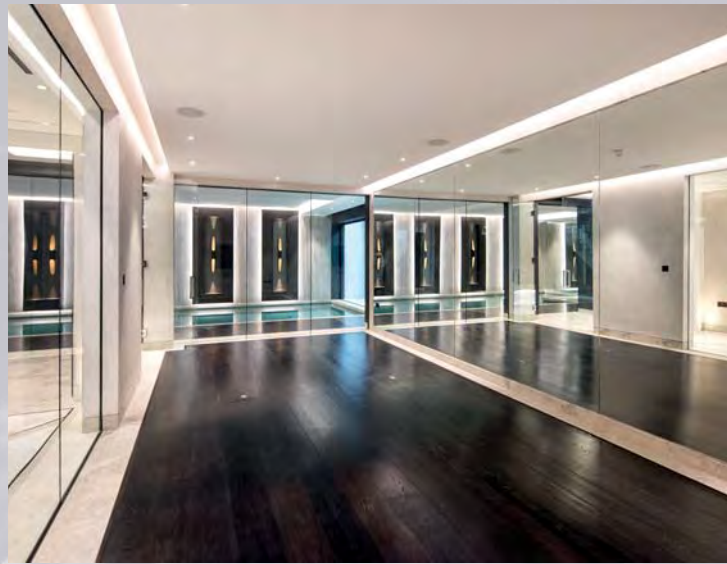
Overall site area

0.22 acres

16
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17
↓









SPECIFICATION

MAIN ENTRANCE HALL

- Hi gloss lacquered front door with Banham ironmongery
- Polished Italian marble floor
- LED downlights, crystal wall lights and feature crystal pendant lighting
- Satin lacquered American black walnut veneer internal doors with bronze ironmongery
- Feature uplighters
- Sweeping marble clad staircase with bronze metalwork balustrade and timber handrail
- Elegant polished plaster finish to walls
- Marble clad linear fireplace

COAT STORE AND POWDER ROOM

- THG bathroom fittings
- Polished Italian marble floor
- Bespoke fitted stone vanity unit and feature metal basin
- Over basin mirror wall
- Satin lacquered American black walnut veneer storage units

FAMILY KITCHEN

- Spacious open plan kitchen with French door bay windows to patio
- Bespoke satin lacquered timber veneer kitchen

- Polished marble countertop
- Integrated under unit lighting
- Integrated Miele induction hob, dishwasher, fridge / freezer, oven, combi microwave / oven, warming drawer appliances
- Franke stainless steel under mounted sink with Franke taps
- Wine display fridge
- Polished Italian marble floor

- Ceiling speakers
- Feature coffered ceiling with LED downlights, provision for wall lights and feature pendant lighting

RECEPTION ROOM & DINING ROOM

- Lateral spacious open plan reception room and dining room
- Marble border with prime grade stained oak timber flooring
- Featured built-in media joinery in hi gloss lacquered American black walnut with display shelving and linear fireplace
- Sliding doors to dining room integrated into joinery
- Hand painted timber panelling with inset leather ascents
- Feature coffered ceiling with LED downlights, bespoke Italian wall lights and provision for pendant lighting

- TV with ceiling speakers
- Glazed double French doors to exterior terrace / garden

FAMILY ROOM

- Marble border with prime grade stained oak timber flooring
- Featured marble fireplace
- Feature coffered ceiling with LED downlights, provision for wall lights and feature pendant lighting
- TV with ceiling speakers

STUDY

- Prime grade stained oak timber flooring
- Fitted custom designed display joinery with concealed LED lighting and suede wrapped panel all in hi gloss lacquered American black walnut.
- LED downlights, provision for wall lights and feature pendant lighting
- Ceiling speakers

LANDING HALL

- Polished Italian marble floor
- LED downlights, crystal wall lights and feature crystal pendant lighting
- Satin lacquered American black walnut veneer internal doors with bronze ironmongery
- Feature uplighters
- Sweeping marble clad staircase with bronze metalwork balustrade and timber handrail
- Elegant polished plaster finish to walls
- Marble clad linear fireplace

MASTER BEDROOM & LOBBY

- Imperial velvet carpet with extra thick underlay
- Bespoke hi gloss lacquered American black walnut veneer headboard with fabric wrapped panels
- Feature wall lights
- Ceiling speakers
- Feature coffered ceiling with LED downlights and provision for feature pendant lighting
- Faux silk wallpaper

HER DRESSING ROOM

- Imperial velvet carpet with extra thick underlay
- Bespoke fitted hi gloss lacquered American black walnut veneer walk-in wardrobes with integrated illumination and feature Italian tabu veneer accents
- Ceiling speakers
- Faux silk wallpaper

HIS DRESSING ROOM

- Imperial velvet carpet with extra thick underlay
- Bespoke fitted hi gloss lacquered American black walnut veneer walk-in wardrobes with integrated illumination and feature Italian tabu veneer accents
- Ceiling speakers
- Faux silk wallpaper

HER MASTER BATHROOM

- Polished Italian marble floors, full height walls, bath and shower surrounds, skirting and architrave
- Bespoke fitted vanity unit with marble countertop
- Over basin mirror wall
- Bath with THG deck mounted hand shower, mixer taps and waterfall bath filler
- Walk-in shower with frameless glass enclosure and bench
- THG rain shower and hand shower
- Wall mounted WC and bidet with concealed push button cistern and soft close seat cover
- THG bathroom fittings with inset black onyx detail
- Heated towel rail
- Low level lighting
- Concealed shaver socket
- Heated mirrors
- Inset framed mirrors wall
- Aquavision TV



HIS MASTER BATHROOM

- Polished marble floors, full height walls, bath and shower surrounds, skirting and architrave
- Bespoke fitted vanity unit with marble countertop
- Over basin mirror wall
- Walk in shower with frameless glass enclosure and bench
- THG rain shower and hand shower
- Wall mounted WC and bidet with concealed push button cistern and soft close seat cover
- THG bathroom fittings with inset black onyx detail

- Heated towel rail

- Low level lighting

- Concealed shaver socket

- Heated mirrors

- Inset framed mirrors wall

- Aquavision TV

BEDROOM 2 AND 3

- Imperial velvet carpet with extra thick underlay
- Bespoke fitted satin lacquered veneer wardrobes with integrated illumination
- LED downlights, provision for wall lights and feature pendant lighting

GUEST BATHROOMS AND SHOWER ROOMS

- Marble floors, full height walls, bath and shower surrounds, skirting and architrave
- Bespoke fitted stone vanity unit
- Over basin mirror wall

- Baths with overhead shower, VADO deck mounted hand shower and mixer taps

- Walk-in shower with frameless glass enclosure

- VADO rain shower and hand shower

- Wall mounted WC with concealed push button cistern and soft close seat cover

- VADO polished chrome sanitaryware fittings

- Polished chrome heated towel rail

- Low level lighting

- Concealed shaver socket

- Heated mirrors

- Inset framed mirrors wall

PLAYROOM

- Imperial velvet carpet with extra thick underlay

- Feature skylights

- LED downlights, provision for wall lights and feature pendant lighting

LINEN STORE

- Imperial velvet carpet with extra thick underlay

- Racked storage units

- LED downlights

POWDER ROOM

- VADO bathroom fittings

- Marble floor

- Bespoke fitted stone vanity unit

- Over basin mirror wall

- Low level lighting

BEDROOM 4,5 AND 6

- Imperial velvet carpet with extra thick underlay

- Bespoke fitted satin lacquered veneer walk-in dressing room with integrated illumination

- LED downlights and provision feature pendant lighting

- Bespoke fitted stone vanity unit

GUEST BATHROOMS AND SHOWER ROOMS

- Marble floors, bath and shower surrounds, skirting and architrave

- Over basin mirror wall

- Free standing baths or walk-in shower with overhead shower, VADO hand shower and mixer taps

- Walk-in shower with frameless glass enclosure

- VADO rain shower and hand shower

- Wall mounted WC with concealed push button cistern and soft close seat cover

- VADO polished chrome sanitaryware fittings

- Polished chrome heated towel rail

- Low level lighting

- Concealed shaver socket

- Heated mirrors

- Inset framed mirrors wall

BASEMENT HALLWAY

- Polished Italian marble floor

- LED downlights and crystal wall lights

- Satin lacquered American black walnut

- Veneer internal doors with bronze ironmongery

- Feature uplighters

- Marble clad staircase with bronze metalwork balustrade and timber handrail

- Elegant polished plaster finish to walls

CINEMA

- Imperial velvet carpet with extra thick underlay

- Bespoke satin lacquered American walnut veneer wall panelling with feature project or screen surround

- Full height fabric walling

- Feature coffered ceiling with LED downlights

- Low level lighting

WINE ROOM

- Polished Italian marble floor

- Featured built-in wine display joinery in hi gloss lacquered American black walnut with display shelving and marble cladding

- 2 full height wine fridges

GYM

- Marble border with prime grade stained oak timber flooring

- Satin lacquered American black walnut TV surround

- Full height glazed walls

- Mirror walls

- LED downlights

- TV with ceiling speakers

- Elegant polished plaster finish to walls

POOL HALL

- Polished Italian marble floor

- Full height marble clad feature wall with illuminated recess by custom wall lights

- Mosaic pool with spa pool

- Feature coffered ceiling with LED downlights

- Elegant polished plaster finish to remain walls

- Full height glazed walls

STEAM ROOM

- Polished Italian marble floor

- Full height glazed walls to pool hall

- Marble clad heated benched and walls

- VADO rain shower and hand shower

- VADO polished chrome sanitaryware fittings

CHANGING ROOM

- Marble floors, shower surrounds, skirting and architrave

- Bespoke fitted stone vanity unit

- Over basin mirror wall

- Walk-in overhead shower, VADO hand shower and mixer taps and frameless glass enclosure

- Wall mounted WC with concealed push button cistern and soft close seat cover

- VADO polished chrome sanitaryware fittings

- Polished chrome heated towel rail

- Low level lighting

- Concealed shaver socket

- Heated mirrors

- Inset framed mirrors wall

- Marble clad bench

TREATMENT ROOM

- Marble floors, skirting and architrave

- Bespoke fitted stone vanity unit

- Inset framed mirror

LAUNDRY

- Integrated separate Neff washing machine and tumble dryer appliances

- Franke stainless steel under mounted sink with Franke taps

- Composite stone countertop

- Fully fitted units with storage

- Ceramic floors

COMMERCIAL KITCHEN

- Stainless steel fully fitted kitchen units

- Stainless steel countertop and splashback

- Integrated under unit lighting

- Integrated Neff induction hob, dishwasher, fridge / freezer, oven, combi microwave / oven, warming drawer appliances

- Franke stainless steel under mounted sink with Franke taps

- Ceramic floors



STAFF BEDROOM

- Full fitted carpet
- Fitted wardrobes with integrated illumination
- LED downlights

STAFF BATHROOM

- Ceramic floors and shower surrounds
- Bespoke fitted vanity unit with composite countertop
- Over basin mirror wall
- Walk-in shower with glass enclosure
- Wall mounted WC with concealed push button cistern and soft close seat cover
- Polished chrome sanitaryware fittings
- Polished chrome heated towel rail

TERRACES AND GARDEN

- Landscape designed gardens by Bowles & Wyer
- External lighting with power and water supply
- Timber decked rear area
- Vertical faux green wall to lightwell

GARAGE

- Private garage with 2 parking spaces
- Automatic garage door entry

GENERAL

- Bespoke satin lacquered veneer internal doors throughout with bronze ironmongery
- Neutral painted palette to walls throughout
- LED lighting
- Double glazed, hardwood windows and external doors with acoustic and thermal protection

HEATING AND COOLING

- Wet underfloor heating throughout with seven day scheduling, manual override and energy saving options
- Thimble sensor thermostatic control with integrated Crestron control
- Bathrooms heated via an electric underfloor heating system with electric heated towel radiators
- Energy efficient boilers
- Crestron controlled concealed comfort cooling (to reception room / dining room, kitchen / family room and all bedrooms)
- Crestron controlled underfloor heating throughout

AUDIO AND DATA

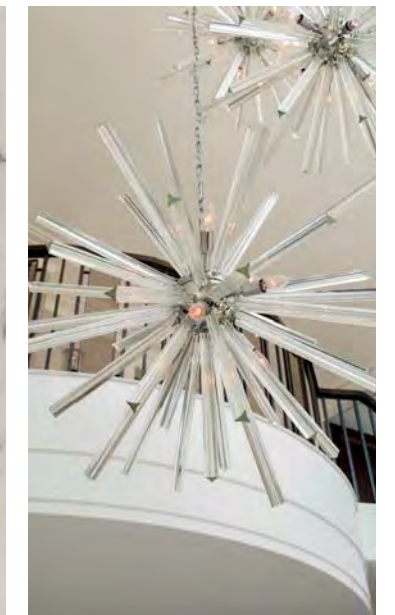
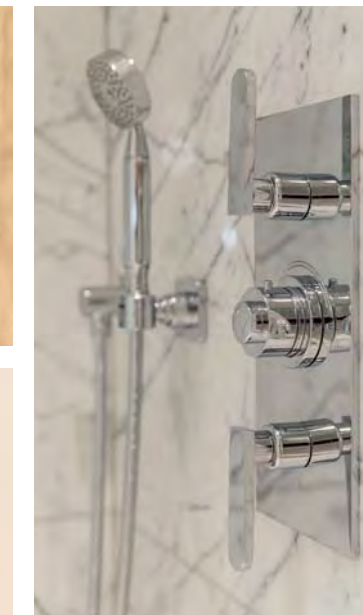
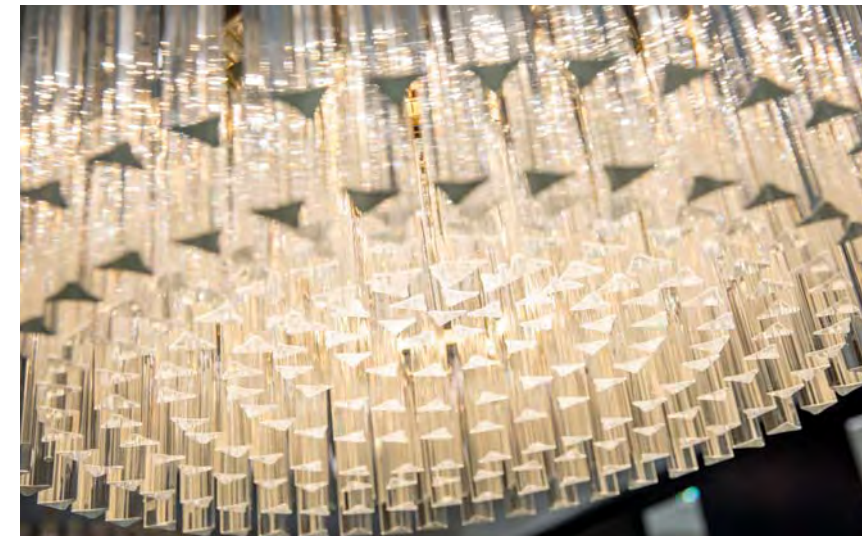
- Crestron multiroom audio system with speakers throughout
- Pre wired motorised window treatments to all principal rooms
- Crestron controlled audio visual system
- Pre wired for internet, telephone and multimedia distribution
- Satellite, terrestrial TV and telephone sockets to all receptions and bedrooms (subject to subscriptions)
- Crestron lighting control system throughout providing dimmable, scene setting lighting
- CAT6 cabling

SECURITY

- Video entry system
- Redcare ready intruder alarm covered by SSAIB certification
- External multi angle CCTV security camera

WARRANTY

All apartments are covered by 10 year building guarantee insurance against defects in construction





FIROKA
THE PURSUIT OF PERFECTION

Firoka is a substantial, multi-disciplinary real estate group. Wells House is being developed by its specialist residential property division which is focused on creating exquisite luxury homes in some of London's most sought after locations.



HEYTHROP PARK - A FIROKA DEVELOPMENT

The division embraces each of the principal disciplines necessary to identify opportunities, acquire, plan, design and deliver the very finest homes for its discerning international clients. Considerable attention is paid to researching and understanding the lifestyles and priorities of our customers, informing layouts, specification, residents' services and amenities.

Considerable attention is paid to researching and understanding the lifestyles and priorities of our customers

The team works collaboratively alongside exceptional exterior and interior architects, leading spa and leisure consultants, landscaping specialists and interior designers in order to optimise space and light and create distinctive places for unrivalled lifestyles. Considerable attention is paid to researching and understanding the lifestyles and priorities of our customers. Each building, its interiors and landscaping is managed by the group's experienced project managers, who are consistently focused on each and every detail, ensuring the ambition and vision of the designers are delivered to the quality expected in properties of this calibre.



A time will come when a politician who has willfully made war and promoted international dissension will be as sure of the dock and much surer of the noose than a private homicide. It is not reasonable that those who gamble with men's lives should not stake their own.

The past is the beginning of the beginning and all that is and has been is but the twilight of the dawn.

Beauty is in the heart of the beholder

H.G. Wells
September 1866 - 13 August 1946

Herbert George Wells was an English writer. He was prolific in many genres, including the novel, history, politics, social commentary, and textbooks and rules for war games. Wells is now best remembered for his science fiction novels and is called a father of science fiction, along with Jules Verne and Hugo Gernsback. His most notable science fiction works include *The Time Machine* (1895), *The Island of Doctor Moreau* (1896), *The Invisible Man* (1897), and *The War of the Worlds* (1898). He was nominated for the Nobel Prize in Literature four times. His earliest specialised training was in biology, and his thinking on ethical matters took place in a specifically and fundamentally Darwinian context. 8 He was also from an early date an outspoken socialist, often (but not always, as at the beginning of the First World War) sympathising with pacifist views.

What really matters is what you do with what you have.

His later works became increasingly political and didactic, and he wrote little science fiction, while he sometimes indicated on official documents that his profession was that of journalist. 9 Novels like *Kipps* and *The History of Mr Polly*, which describe lower-middle-class life, led to the suggestion, when they were published, that he was a worthy successor to Charles Dickens, 10 but Wells described a range of social strata and even attempted, in *Tono-Bungay* (1909), a diagnosis of English society as a whole. A diabetic, in 1934, Wells co-founded the charity The Diabetic Association (known today as Diabetes UK).

H.G. Wells

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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. 34701



WELLS HOUSE

THE BISHOPS AVENUE
LONDON N2

Then
Slipped by the terrace
made a
sudden gap
up from
And seeing that
a soft October night
and revisions
Before the taking