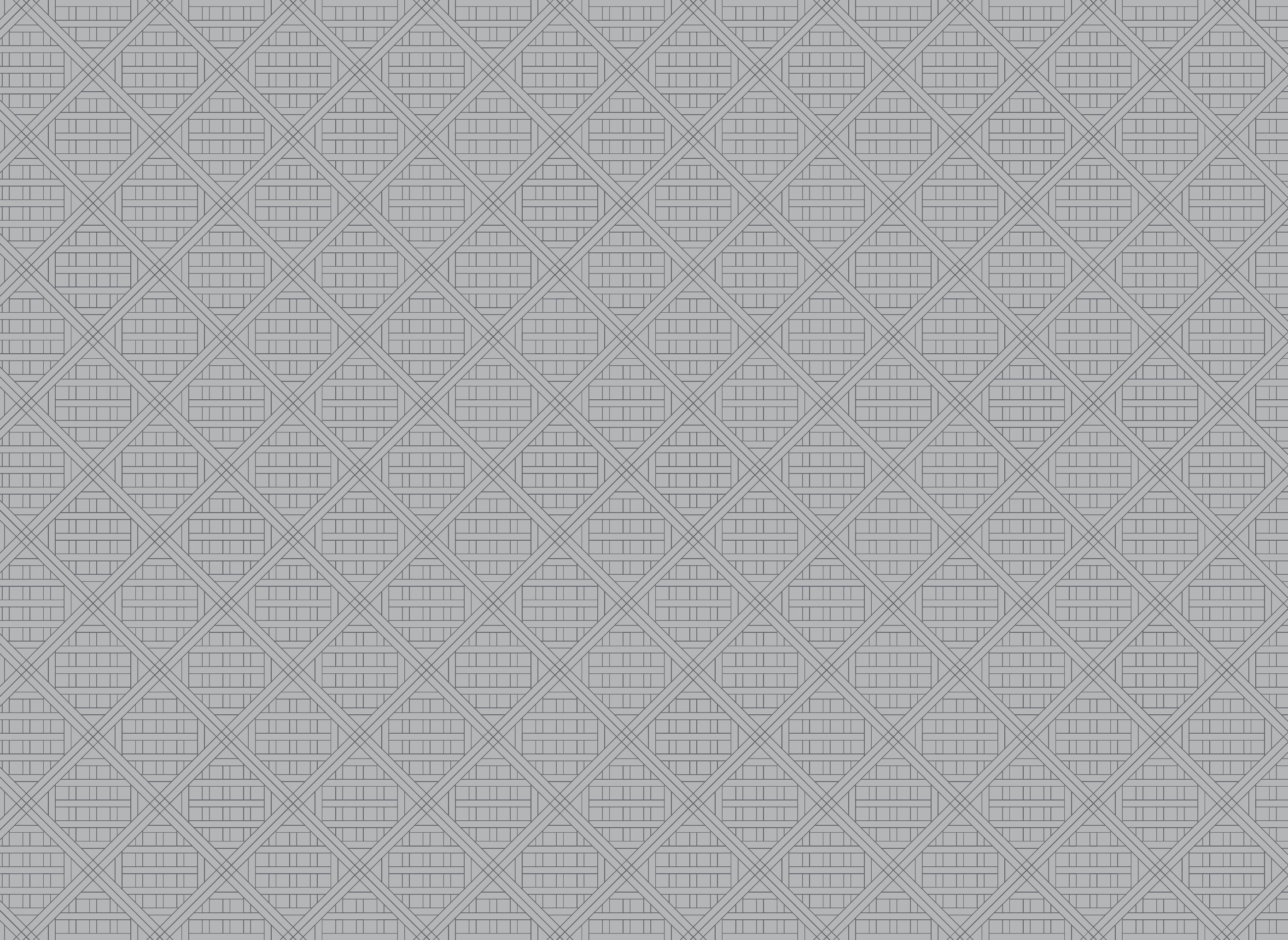




BEAULIEU

— KENWOOD N6 —




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A MAGNIFICENT NEW MANSION SET IN ONE
OF LONDON'S MOST EXCLUSIVE PRIVATE ROADS



THE DRAMATIC
ENTRANCE HALLWAY
FEATURES A DOUBLE
HEIGHT CEILING AND
A GALLERY ABOVE
GIVING A REAL SENSE
OF ARRIVING IN STYLE



MAKE A GRAND ENTRANCE

A magnificent new mansion in one of London's most exclusive security protected roads, set behind a deep driveway and within exquisitely landscaped gardens of 0.63 acres. This detached freehold house of 17,775 sq ft (1,650 sq m) is a fusion of classical style with cutting edge technology and features large high ceilinged rooms throughout.

Initially approached via a dramatic double height grand entrance a seven person passenger lift serves all five floors.



LIVING IN LUXURY

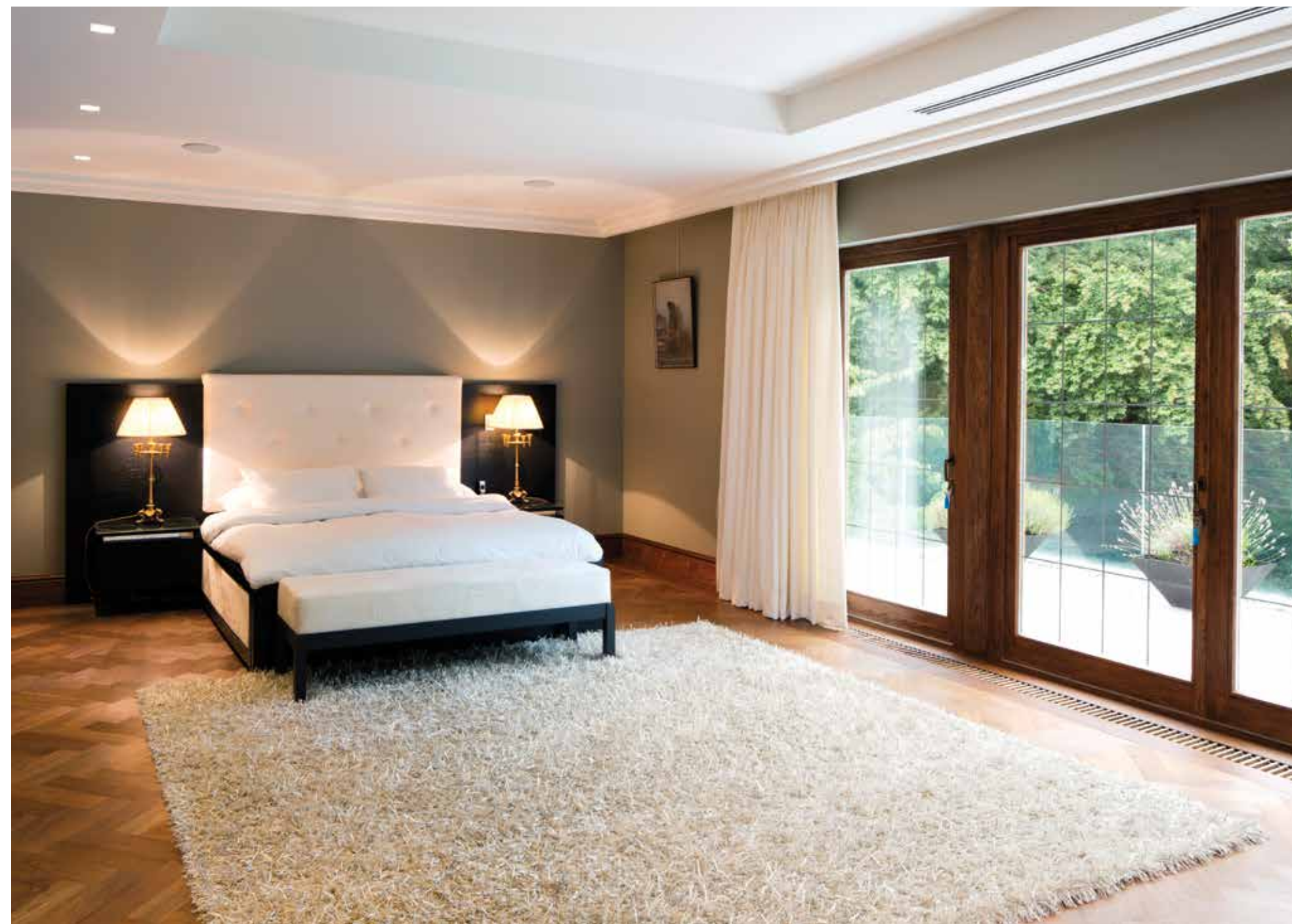
Directly off the grand entrance hallway, the principal double drawing room, custom-built library and formal dining room offer direct access onto a wide raised terrace overlooking the gardens.

Additional entertaining rooms on this level include a discreet study, large family room and an extensively equipped kitchen /breakfast room which also leads onto the rear terrace.

ALL OF THE PRINCIPAL ENTERTAINING ROOMS AT BEAULIEU ARE BEAUTIFULLY APPOINTED, LUXURIOUSLY LARGE AND FEATURE HIGH CEILINGS







MAGNIFICENT IN DESIGN AND DETAIL

On the upper floors the master suite overlooks the gardens and has bespoke fitted his and her dressing rooms and large bathrooms all with access to a private terrace. Within the property there are eight further large bedroom suites all with individually designed luxury bathrooms. The largest of these on the top floor is 9.75m x 7.32m (32ft x 24ft) and has been designed to be used as a games room if required.

ALL OF THE AMENITIES
ONE WOULD EXPECT

The Garden Level provides the ultimate in private leisure with a magnificent dark emerald pearl stone swimming pool and spa (heated by roof mounted solar panels) bathed in natural light with large glazed doors opening to the gardens. On this level there is a large Games Room, Cinema Room, Gymnasium, Massage Room, Sauna and Steam Room giving this whole area the feeling of a luxury Spa at home.

The Garden Level lobby features a temperature controlled wine room behind a glass wall for connoisseurs. Discreetly located towards the front of the house are two large staff rooms, each with its own bathroom.



THE SWEEPING
LANDSCAPED
GARDENS OF
0.63 ACRES OFFER
TOTAL SECLUSION
AND PRIVACY



SPACIOUS LAWNS
AND TOWERING TREES

The mature rear garden is over 64m (200ft) deep with an average width of 26m (85ft) and overlooks Highgate Golf Course. There is ample terracing to the ground floor, garden and first floor levels. The front garden is also extensively landscaped with a granite block driveway and extensive flower borders. The driveway is set behind imposing private gates and provides parking for 6-8 cars as well access to the double garage.



A PRIVATE VIEW OF
HIGHGATE GOLF COURSE

IDEALLY SITUATED

Beaulieu occupies a privileged position in an idyllic semi-rural setting but within close proximity to the centre of London. From Hampstead Lane there are direct road links to central London, The City, the A1 and the North Circular (A406). The Northern line is easily accessible at Hampstead, Highgate, East Finchley and Golders Green Underground stations. Heathrow, Luton and City airports are all easily accessed for private and commercial flights.



LOCAL AREA AND BEYOND

Hampstead and Highgate Villages are rich with designer boutiques, upmarket restaurants and historic English charm. Set in Hampstead Heath, the newly refurbished Kenwood House offers an extensive art collection, children’s trails and programmes a series of outdoor summer events.

Afternoon tea at High Tea of Highgate or a trip to the infamous Spaniards Inn are the perfect end to outdoor pursuits on the Heath. Highgate and Hampstead are also home to some of the finest schools in the country.

The glamour of London’s West End, theatreland and the cultural hub of the South Bank are only a short trip by road or Underground. Visit landmarks such as the London Eye, Harrods, Buckingham Palace and Harvey Nichols or explore the historic charm of Notting Hill, Borough Market and the Chelsea Embankment.



SITE PLAN

TOTAL GROSS AREA

6,475 sq m 0.63 Acres

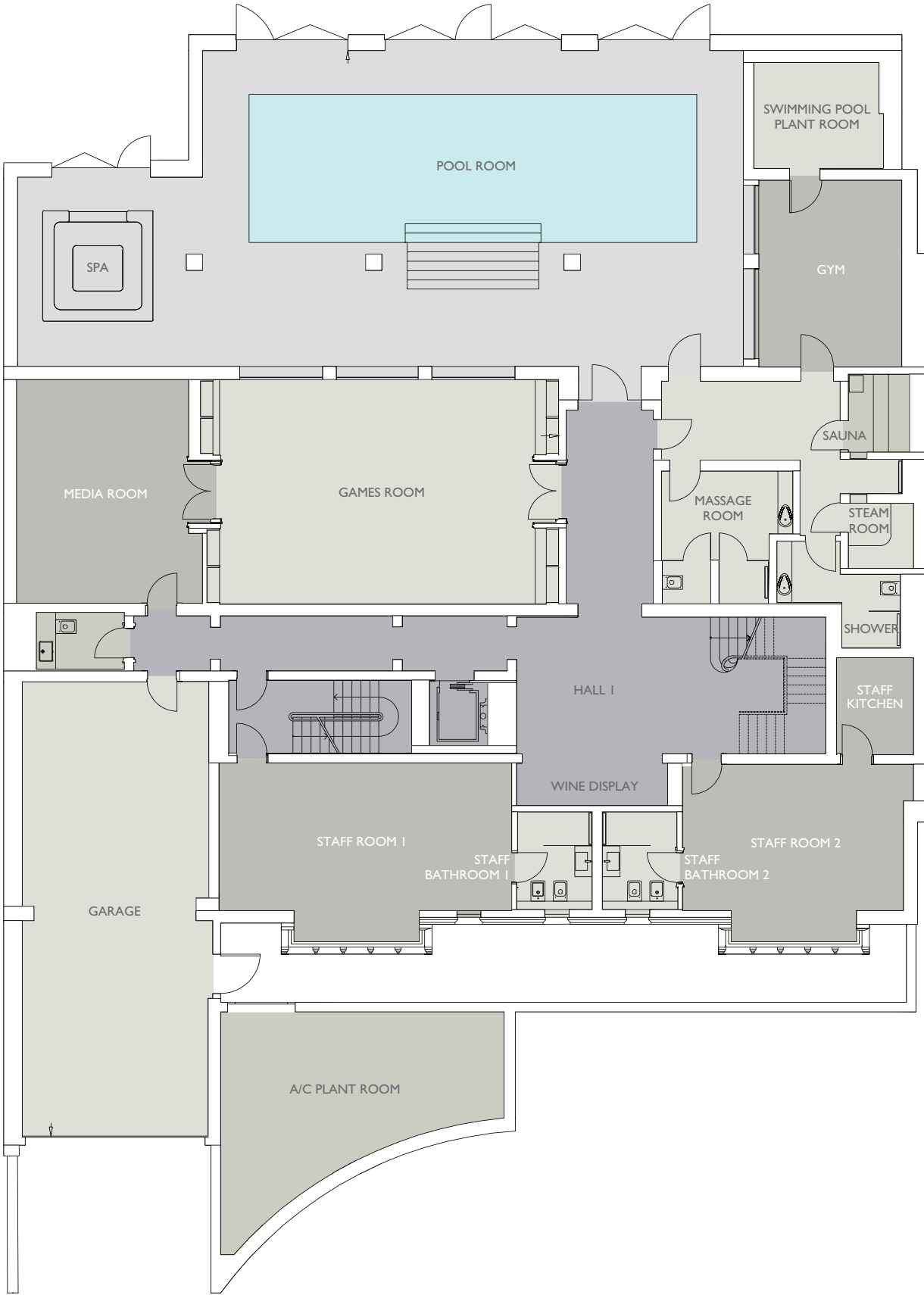
TOTAL GROSS INTERIOR AREA

1,650 sq m 17,755 sq ft



LOWER GROUND FLOOR

Pool Room		
19.30m x 8.4m	63'32" x 27'55"	
Media Room		
5.95m x 4.95m	19'52" x 16'24"	
Games Room		
9.52m x 5.97m	31'23" x 19'58"	
Gym		
4.96m x 3.80m	16'27" x 12'46"	
Staff Room 1		
7.80m x 4.75m	25'59" x 15'58"	
Staff Room 2		
6.15m x 4.72m	20'17" x 15'48"	
Garage		
12.10m x 4.96m	39'70" x 16'27"	
TOTAL AREA		
595 sq m	6,404 sq ft	



GROUND FLOOR

Drawing Room		
9.70m x 7.60m	31'82" x 24'93"	
Dining Room		
8.10m x 5.50m	26'57" x 18'04"	
Kitchen/Breakfast Room		
9.00m x 4.90m	29'52" x 16'07"	
Family Room		
7.94m x 4.60m	26'04" x 15'09"	
Library		
8.85m x 4.73m	29'03" x 15'51"	
Study		
5.70m x 4.70m	18'70" x 15'41"	
TOTAL AREA		
390 sq m	4,197 sq ft	



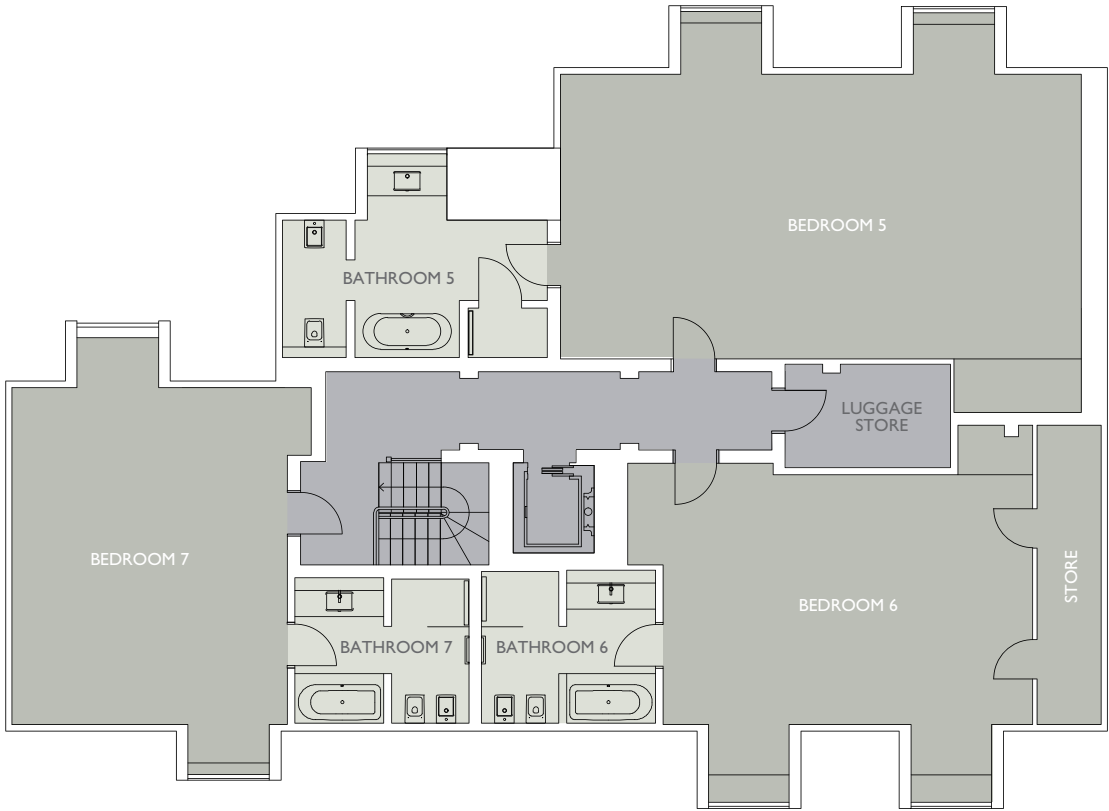
FIRST FLOOR

Master Bedroom	
7.46m x 4.75m	24'47" x 15'58"
Bedroom 2	
5.66m x 4.70m	18'57" x 15'42"
Bedroom 3	
6.27m x 4.70m	20'57" x 15'42"
Bedroom 4	
5.34m x 4.86m	17'51" x 15'94"
TOTAL AREA	
324 sq m	3,487 sq ft



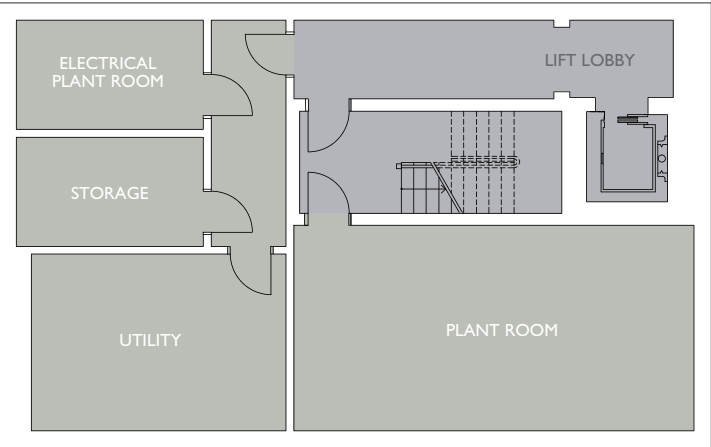
SECOND FLOOR

Bedroom 5	
9.98m x 7.43m	32'74" x 24'37"
Bedroom 6	
7.75m x 6.70m	25'75" x 21'98"
Bedroom 7	
8.14m x 5.72m	26'70" x 18'76"
TOTAL AREA	
236 sq m	2,540 sq ft



UTILITY FLOOR

TOTAL AREA	
105 sq m	1,130 sq ft



SPECIFICATIONS

EXTERNAL FEATURES

Granite stone paved driveway.

Heat recovery roof ventilation system.

Bespoke solid oak double glazed windows are highly insulated with Kingspan Kooltherm phenolic material roof and walls provide C class energy efficiency rating.

Roof mounted Wagner & Co. combined solar heating system.

ENTRANCE HALL

Custom-built walnut lined panelled lift serving all floors.

Double volume limestone entrance hallway (8m x 4.3m) with 6.3m height ceiling.

Stunning full height feature gallery.

DOORS

Grand full height bespoke doors to all hallway entrances and reception rooms.

Reception rooms linked by full height double doors.

GROUND FLOOR

All reception rooms feature oak and walnut wood detailed parquet flooring and marble fireplaces. Study and library boast full height bespoke walnut wood bookcases.

Drawing room (9.7m x 7.2m) with full height fireplace overlooking the garden.

Dining room (8.9m x 6.2m) with open feature fireplace.

Library room with open feature fireplace, multi-folding doors and direct exit to the ground floor terrace.

Extensively fitted and well equipped kitchen/breakfast room boasts a 3.6m height ceiling.

Bespoke Black American Walnut kitchen units with island countertop in Nero Marquina granite.

High specification appliances such as Sub-Zero refrigerator, wine storage, Gaggenau double oven, Wolf hob, extractor and cooking range.

FIRST AND SECOND FLOORS

Master bedroom suite includes: his and her dressing rooms, luxurious bathroom and shower room with separate exits to the first floor terrace offering beautiful views over rear gardens.

Master en suite bathrooms are finished in Statuaria, Arabescato Vagli and Nero Marquina marble and equipped with steam showers.

The six guest bedroom suites all feature en suite bathrooms finished in different types of marble (Statuaria, Arabescato Vagli, Carrara Nero Marquina Verde Alp stone).

LOWER GROUND FLOOR

Home cinema room (6m x 5m), games room (9.5m x 6m) with glass windows overlooking the swimming pool area.

Leisure complex offers many different lighting settings that can be pre-programmed to suit your mood.

12.5m x 4.5m swimming pool finished in dark Emerald Pearl stone, decorated with bespoke stone grilles surround, LED mood lighting and Jura beige anti slip flooring.

Swimming pool heated by roof mounted solar panels.

Mirror and glass walled gymnasium/fitness room, Travertine mosaic tiled steam room, sauna, cascade shower and changing rooms.

Wine cellar display with separate temperature control.

Private massage salon with a dedicated shower room finished in Black American Walnut panels.

Energy efficient aluminium fold and slide door system from pool area opens to rear garden patio.

STAFF ACCOMMODATION AND UTILITY FLOOR

Separate staff entrance via garage leading to two staff bedroom accommodation.

Utility floor consists of fully equipped: stainless steel catering kitchen, plant room, data room and laundry room.

AUDIO VISUAL

Vantage controlled Smart Home system (lighting, HVAC, audio, security).

Entrance hallway has a Vantage 10.4 inch colour in-wall touch panel which provides control of all home systems including lighting, HVAC, audio and security.

42" wall mounted remote control television in kitchen.

All guest bathrooms have wall mounted Aquavision waterproof, remotely controlled television.

HEATING AND COOLING

Mitsubishi air conditioning system with integrated BC controllers allowing heating or cooling to be controlled in each room separately.

Water underfloor heating combined with convector radiators through the house.

LIGHTING

Smart control of lights, heating and cooling which can be manually or auto programmed in any scenario from any room.

SECURITY

Property is accessed via two remotely operated steel entrance gates.

Front pedestrian gate door is equipped with the Siedle video and audio control panel, containing finger print module providing security of biometric identification.

Security system with movement alarms, door contacts, glass break, infrared exterior CCTV viewable from Vantage touch panels built in all rooms.

GARAGE AND PARKING

Large garage (12m x 5m), with direct internal access to the main house and additional parking space in the carriage driveway.

GARDENS

0.63 acres of private and beautifully manicured grounds with fully controlled lighting, protected by 2m height concealed green secure fencing to the rear, two sets of bespoke steel lockable gates to the side and railings to the front.

Gardens with terraces, lawns, flower beds, hedging and landscaping equipped with fully automated Rain Bird sprinkler system.

Rain water tank allows storage of 15m³ of rain water for irrigation in dry summer period.



JOINT SELLING AGENTS

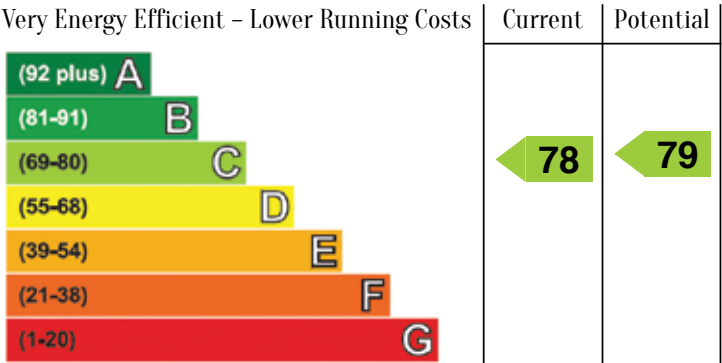


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MAIN HOUSE EPC



Designed by Philosophy
www.philosophydesign.com

Photography by Ed Hill and Murray Langton

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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 photographs 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 photographs. 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.
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