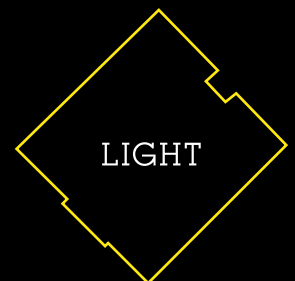




**DENEWOOD
HOUSE**

12A DENEWOOD ROAD
KENWOOD



space
comfort
LIGHT
security
luxury



Nestled in the heart of Kenwood, Denewood House is a striking contemporary home, privately situated and set behind a secure, gated driveway.

This unique and distinctive property has been individually designed to the highest specification with carefully considered fixtures and fittings that are essential for modern living.

Light

4286 SQ
FT

Denewood House provides an exciting opportunity to reside in this desirable location. Over 4,200 sq ft of contemporary living accommodation includes a spacious kitchen/breakfast/family room, a reception space with private terrace, a study and four bedroom suites, plus staff accommodation. A state-of-the-art cinema, playroom and green roof promises to keep the whole family entertained.



STONE

The warm and inviting entrance hall welcomes you: on one side is the reception room and private study, to the other, the kitchen/breakfast/family room, plus a stunning feature staircase leads you to discover more.

STEEL





Image of the living space

Excellent design and expert craftsmanship throughout

Floor to ceiling doors bring the outside in, light floods the room allowing you to enjoy the peaceful garden from the comfort of your living room.



STEEL
STONE



Every modern convenience has been catered for in the fully-equipped kitchen with top-of-the-range Miele appliances throughout. This spacious room is filled with light and is destined to become the heart of the home.



MARBLE | **GLASS**

The very finest bespoke
finishes and quality
fittings throughout



Images of the master bedroom suite



The generous bedroom suites feature beautifully finished bathrooms with tactile marble and stone covering the walls and floors. Sumptuous carpets greet you underfoot in the bedrooms and underfloor heating in every bathroom heightens the sense of indulgence.

Custom-made cabinets and luxury fittings adorn every bedroom suite

Enjoy the latest new release in the comfort of your own home

Unwind and relax in this fully equipped cinema room, featuring a 98" screen and concealed speakers with the very latest surround sound system.





ABOUT



Highgate is situated at one of London's highest points, and is renowned for its village-like atmosphere, providing an abundant mix of boutique shops, cafés and restaurants. This highly sought-after area is also admired for its proximity to vast expanses of green, open spaces, including the golf courses at Highgate and neighbouring Hampstead.



OUT



Images on this page are of Hampstead Heath and Waterlow Park

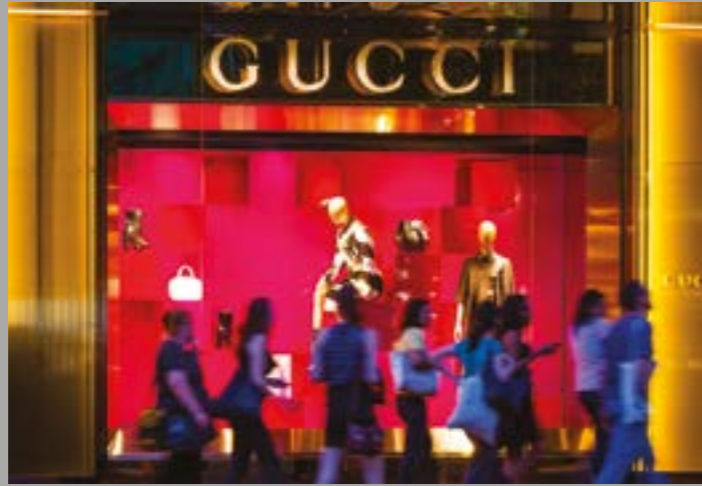


Explore the great outdoors, it's all on your doorstep

Explore ancient woodland and enjoy picturesque walks at nearby Highgate Wood and Waterlow Park, while the ever-popular Hampstead Heath, with over 720 acres of stunning landscape, and home to the local treasure of Kenwood House, is just a short walk away.

Image above of Kenwood House
Images on the left of Highgate Village

Enjoy the buzz of nearby Highgate High Street, or visit the West End in just 20 minutes

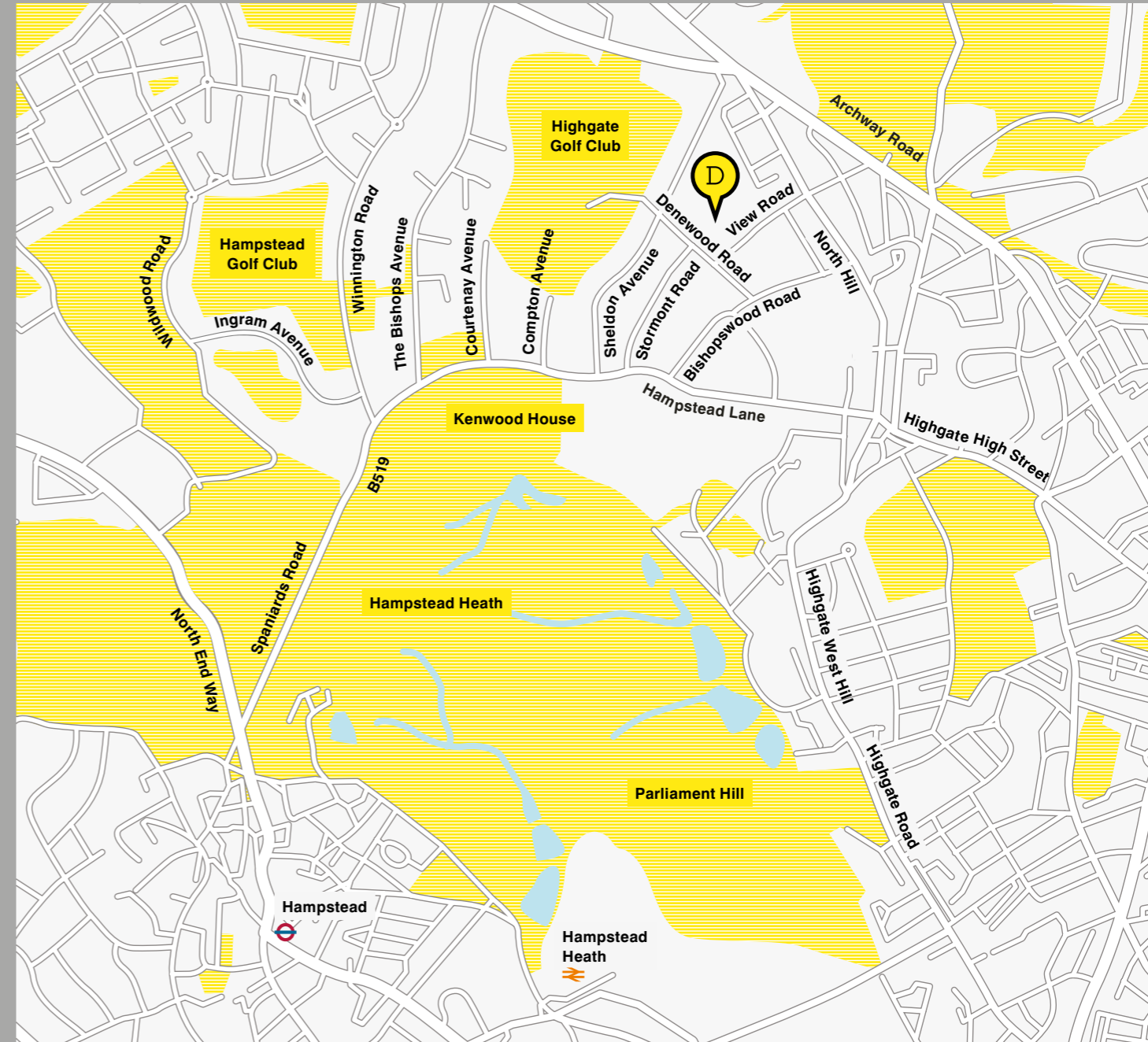


While Highgate High Street is lined with boutique shops and independent restaurants, the West End is easily accessible by tube. Highgate enjoys excellent transport links by road too, the A1 is within easy reach, providing connections to London's City and Heathrow airports, and beyond.

The area also serves its residents with outstanding educational facilities, with Highgate co-ed School and Channing School for Girls close by.

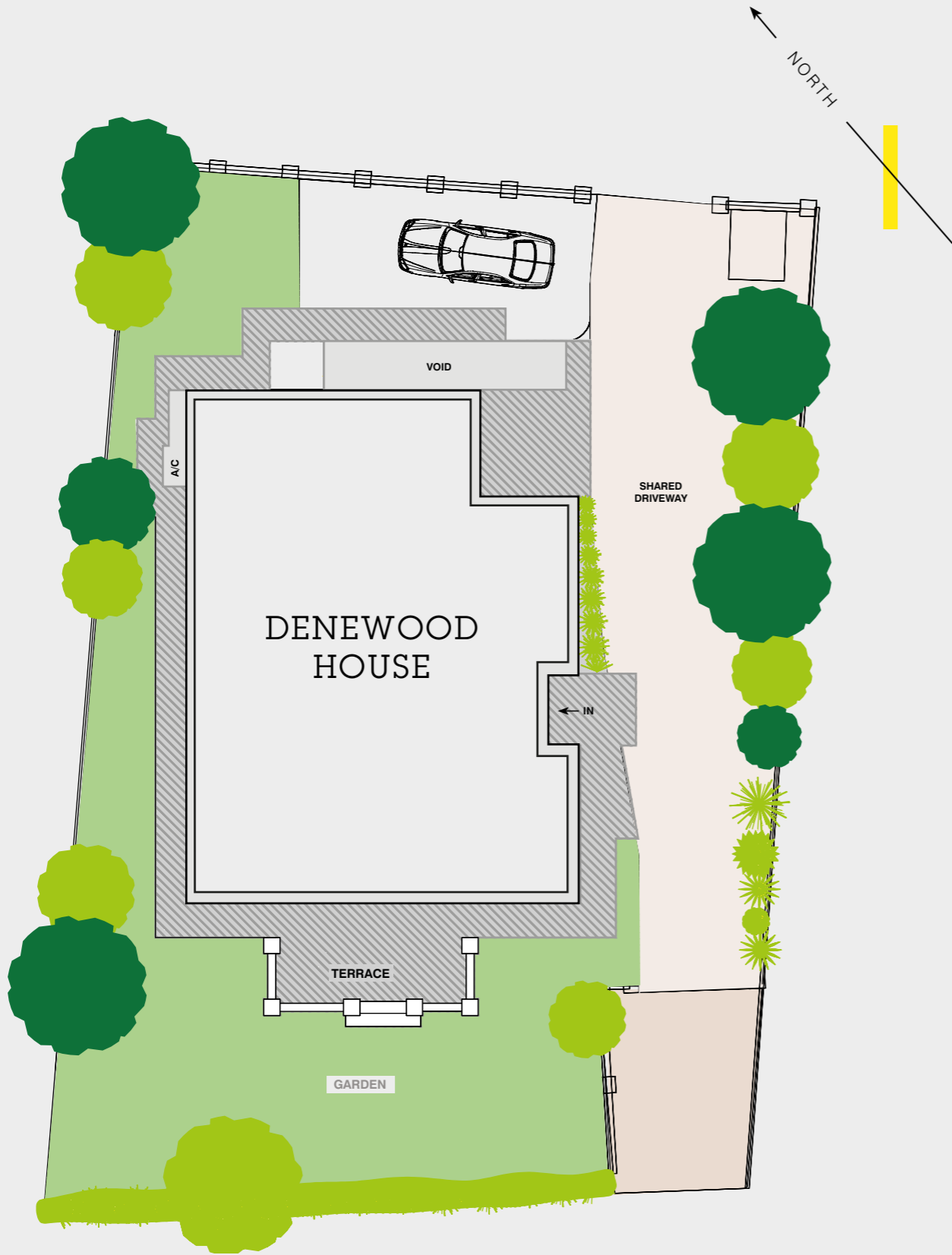
0.5m 3.5m 6.0m 6.3m 6.3m 8.7m 8.7m 11.8m 16.6m

HAMPSTEAD HEATH MAYFAIR THE CITY KNIGHTSBRIDGE BELGRAVIA STRATFORD CANARY WHARF CITY AIRPORT HEATHROW

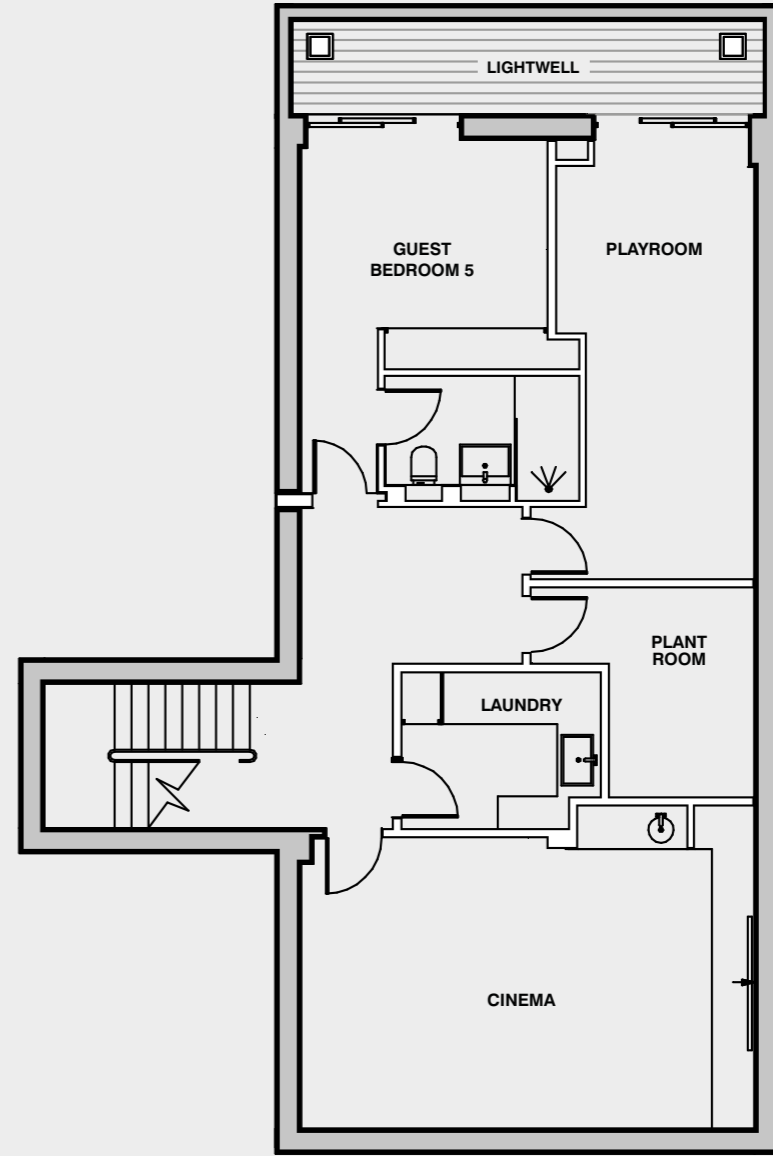


Map is for illustration purposes only and is not to scale. Distance indicated are in miles (m). Source: google.com

SITE PLAN

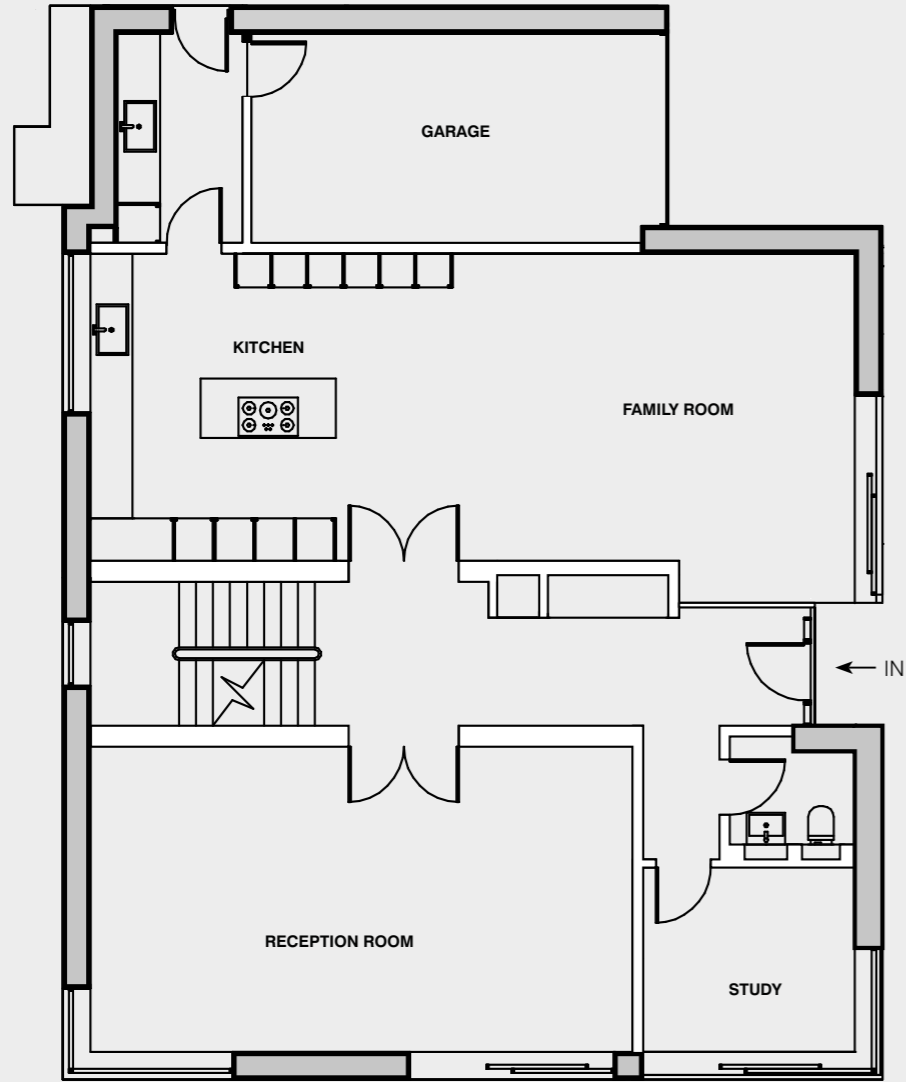


GARDEN FLOOR

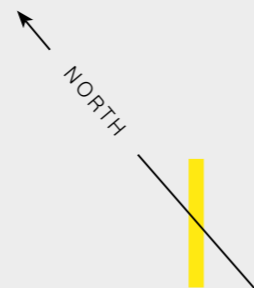


Guest bedroom 5	3.6m x 3.4m	11'10" x 11'0"
Playroom	6.5m x 2.3m	21'2" x 8'1"
Cinema	6.7m x 4.3m	21'10" x 14'1"

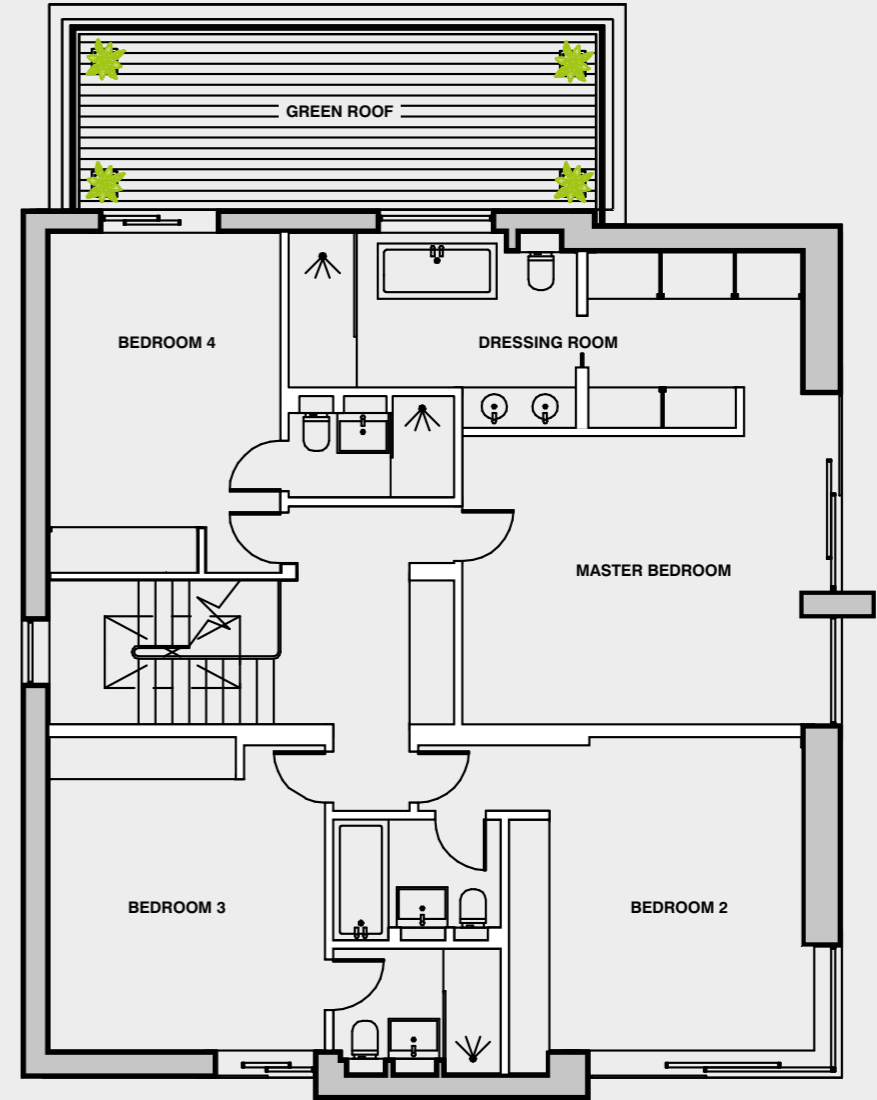
GROUND FLOOR



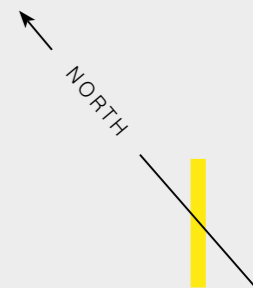
Kitchen / Family room	11.1m x 4.5m	36'5" x 14'10"
Reception room	7.9m x 4.5m	26'0" x 14'10"
Study	3.1m x 2.7m	10'2" x 8'10"
Garage	5.7m x 3.1m	18'10" x 10'2"
Garden	16.9m x 8.6m	55'4" x 28'2"



FIRST FLOOR



Master bedroom	5.0m x 4.3m	16'6" x 14'2"
Bedroom 2	4.6m x 4.3m	15'0" x 14'3"
Bedroom 3	4.7m x 4.0m	15'3" x 13'2"
Bedroom 4	4.9m x 3.4m	16'2" x 11'1"



COMFORT | LUXURY

Windows & doors

Floor to ceiling metal windows with double glazed units
Oversized, dark stained, oak veneer internal doors with satin stainless steel ironmongery

Kitchen

Mobalco kitchen with Crema Marfil floors
Miele appliances including large induction hob, 2 ovens, steam oven, extractor, warmer drawer, large fridge and freezer
Hot tap
Sink disposal unit
Wine cooler

Bathrooms

Custom made cabinetry with marble tops
Underfloor heating
Heated towel rails
Waterproof television to master bathroom
Gessi sanitaryware and brassware to master bathroom
Sanitaryware by Gessi, Bette and Catalano to all enSuites and WCs
Crema Marfil marble flooring and walls with feature wall in walk-in shower to master bathroom
Bedroom two ensuite with Tundra marble covering the walls and floors
Applestone covering the walls and floors of bedrooms three and four

Master bedroom

Fully carpeted bedroom and dressing room with custom made joinery

Bedrooms 2, 3, 4 & 5

Fully carpeted
Custom made cabinetry

Cinema

Fully carpeted
98" screen
Integrated surround sound system
Bespoke joinery

Laundry room

Fitted Miele washing machine, tumble dryer and sink

Utility room

Fridge freezer
Miele washing machine
Miele tumble dryer
Sink & tap
Wall & base units

Heating and cooling

Comfort cooling throughout
Heating and hot water generated by low emission, high energy gas fired boilers
All bedrooms, kitchen, reception room, dining room and study provided with individual control to set rooms to their own specific temperature
Hot and cold water to all bathrooms is boosted to maintain optimum water pressure
Filtered fresh air to remove pollutants in all rooms
Basement and areas of stone flooring, including bathrooms provided with temperature controlled warm floors

Audio/Visual

All rooms wired for Savant, Control4, Sonos and other similar Ethernet based home audio/visual systems
All rooms pre-wired for ceiling speakers for local or central source audio/visual systems (not supplied)
Sky+ wiring installed to all rooms, allowing for centralised multi room distribution or individual installation.
Sky subscription required
CAT6 Ethernet cabling installed to all rooms with wireless access points for reliable Wi-Fi conductivity

Bespoke finishes combined with luxury design

Security

360° perimeter CCTV surveillance cameras with digital recording and playback. Live camera feeds can be viewed anywhere in the house from any TV via a PIN protected TV channel
Grade 3 BS EN 50131 security intruder alarm systems installed, with all windows and doors protected by Viper vibration sensors to ensure the alarm system activates before an intruder has a chance to enter the house
Video door entry system linked to main vehicle gates and front door to welcome visitors with colour video panels on all three floors. For added convenience the door entry system via the Wi-Fi network can be extended to mobile devices with the correct app

Lighting

Lighting throughout house and garden controlled by room scene setting and dimming touch wall plates
Welcome touch panel in entrance hall to light whole house with one button to any pre-set scene



The Fitzroy Group has 35 years of experience in property development, and has become one of the most admired and successful developers in London and the South East. We have always had a single-minded focus on doing what we do best; creating bespoke homes of the highest quality at the prime-end of the market and catering to a discerning and global clientele.

The Fitzroy Group is one of London's pre-eminent developers of luxury homes with a reputation for excellence that encompasses an unwavering dedication to light, space, comfort, security and luxury in all our developments. These key signature values are reflected in Denewood House.

Joint selling agents

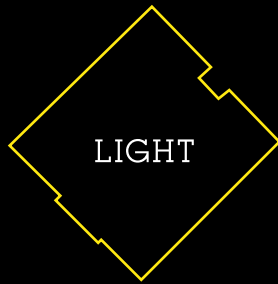


020 8458 7311

020 8348 8131



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.



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