

STRATHEDEN

THE BISHOPS AVENUE
LONDON

WELCOME TO
STRATHEDEN



STRATHEDEN IS LOCATED ON THE BISHOPS AVENUE – WIDELY RECOGNISED AS THE 'BILLIONAIRE'S ROW' OF LONDON. THE MANSION IS A MAJESTIC FUSION OF ORIGINAL FEATURES AND 21ST CENTURY CUTTING-EDGE DESIGN.



FRONT EXTERIOR AND GARDEN



REAR EXTERIOR AND GARDEN

THE ENTRANCE

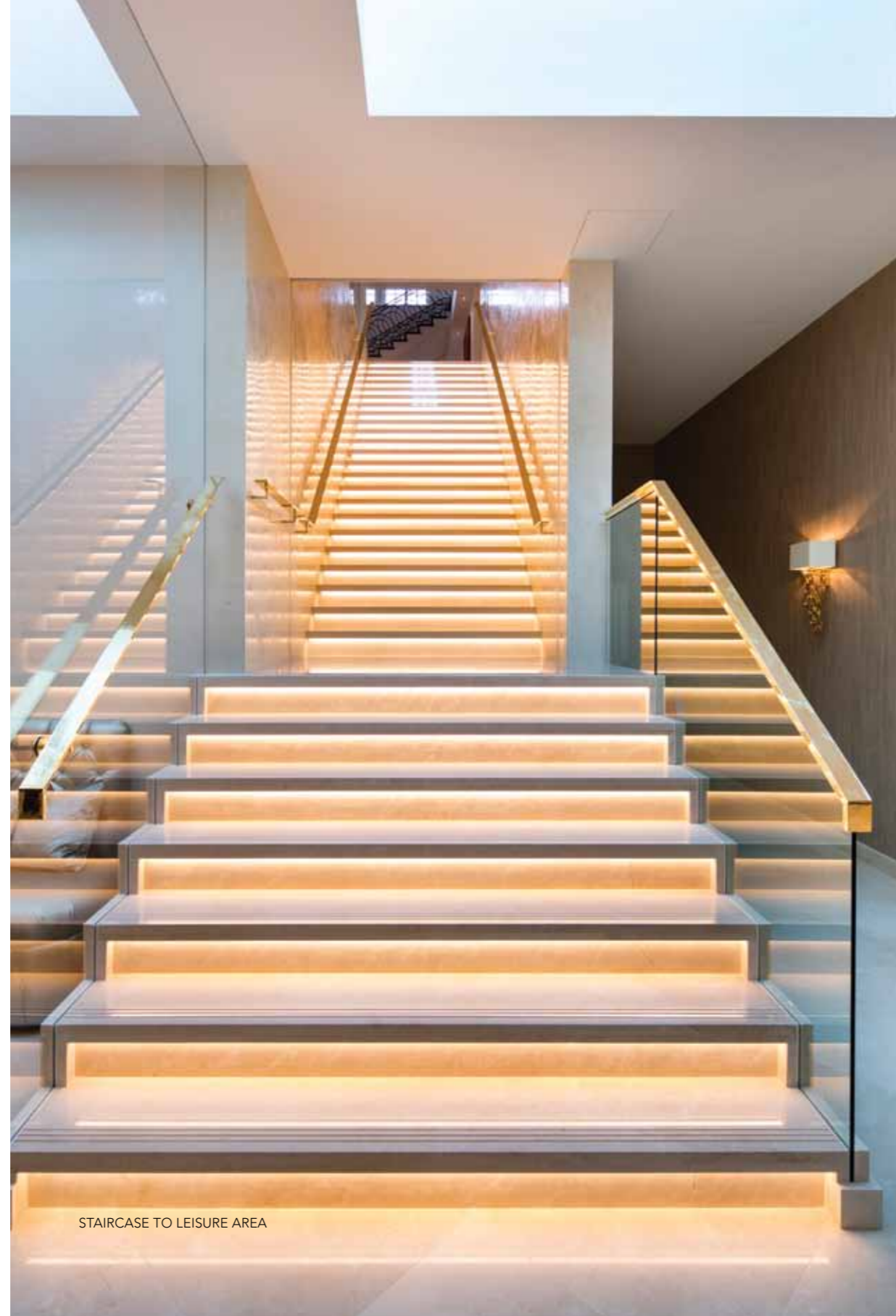
The exterior retains its original Cape Dutch style elegance however, as you step into the house, the drama and opulence of its cutting-edge interior design comes to the fore. The triple entrance hall arrangement provides a grand entertaining space with access to all rooms giving wonderful views across the gardens.



ENTRANCE HALL

ENTERTAINING

The leisure area is bathed in natural light as a result of a series of terraced skylights and a glass bottom water feature running the length of the garden above. The area creates an elliptical entertaining space, which includes the swimming pool, spa, gymnasium and bar.



STAIRCASE TO LEISURE AREA



BAR

BALLROOM

A magnificent 3,000 sq ft ballroom is reached either via an elegant architectural staircase and 4 person dedicated lift, or can be accessed from the garden. The ballroom is served by a dedicated servery, catering kitchen and walk-in wine cellar.



STAIRCASE TO THE FIRST FLOOR



BALLROOM



SWIMMING POOL

SWIMMING POOL & SPA

An exceptional 15 metre swimming pool with Jacuzzi and relaxing sitting area. Further facilities include: spa/hairdressing salon, shower, changing room, guest WC, sauna, steam room and a large gym.



SAUNA



STEAM ROOM



SPA ROOM



SHOWER/CHANGING ROOM



CINEMA WITH CURVED FABRIC PANNELLED WALLS, FULL SURROUND SOUND AND DROP DOWN HD PROJECTOR

LIVING SPACE

Approached directly from the entrance hall, the formal 'L' shaped reception room is beautifully appointed with doors opening onto the garden. The room boasts a floor to ceiling marble fireplace with stone hearth and gas fire with American black walnut chevron parquet flooring. Additionally there is a full height glass wall overlooking the staircase to the leisure area.



FORMAL RECEPTION ROOM



DINING

Located at the far end of the entrance hall, the grand dining room, decorated with hand-drawn silk screen wall coverings, is large enough to accommodate up to 20 guests.

KITCHEN

Impressive high gloss lacquered family kitchen by Modulanov with Miele ovens, microwave, steam oven and integrated dishwashers. There is also a fully fitted commercial kitchen servicing the larger entertainment areas.



DINING ROOM



FAMILY KITCHEN



MASTER BEDROOM

MASTER SUITE

The exceptional double volume master bedroom located on the first floor benefits from separate his & hers en-suite bathrooms and dressing rooms as well as a galleried sitting area.

SECONDARY BEDROOMS

There are three further bedroom suites on this level all having access to a reception/TV room. The second floor comprises a further three bedroom suites and a generous hall further adding to the property's reception space.



HER DRESSING ROOM



HER EN-SUITE BATHROOM



HIS EN-SUITE BATHROOM



HER EN-SUITE BATHROOM



GUEST SUITE



FIRST FLOOR RECEPTION

AWARD-WINNING GARDENS

The grounds are beautifully landscaped and arranged on two levels. The main garden is designed in a Mediterranean style and set around an attractive glass bottom water feature. Twin staircases lead to the lawned upper garden next to the two bedroom detached staff/guest house.



LAWNED UPPER GARDEN



GUEST/ STAFF HOUSE



MAIN GARDEN

THE SPECIFICATIONS

LOWER GROUND FLOOR

Basement bar area with seating, overhead roof lights, wall mounted wine racks, bespoke bar counter with stone top and inset basin. Large basement art gallery with large roof lights with water canals above. Gym with full height switchable intelligent glass. Swimming pool, with separate hot tub, spa facilities, separate steam and sauna rooms and hair salon complete with chair, backwash and massage table. Three lower ground floor powder rooms. Full stainless steel catering kitchen with its own full size lift to garden reception room.

GROUND FLOOR

Double walnut doors lead to a spacious full height entrance hall with a large chandelier to the apex of the pitched ceiling. Floor is inlaid Crema Marfil with a Azerbache stone border. Reception room with American black walnut chevron parquet floor, glazed doors to the garden and full height glass wall to basement staircase. Chimney breast clad in Calacatta marble with a stone hearth and remote controlled gas fire.

Dining room with hand embroidered silk wallpaper and bespoke walnut and mirror joinery, doors to the garden. Large kitchen with dining area and doors to the garden. Separate staff entrance to house. Five person double sided passenger lift to all floors. Large double garage with electric doors to driveway. Cinema with curved fabric panelled walls, full surround sound and drop down HD projector. Large powder room with checkerboard Crema Marfil & Eramosa marble floor. Bespoke mirrored joinery hanging rails, en-suite guest bathroom with Eramosa stone top with sit-on basin.

GROUND FLOOR REAR

Garden reception/ballroom with euro cave wine store and large bespoke chandelier to ceiling. Crema Marfil floor with a Van Gogh design Walnut & Wenge parquet dance floor.

FIRST AND SECOND FLOOR

Double height master suite with luxurious his and hers en-suite bathrooms fitted with Calatta Caldia and onyx stone panels, individual dressing rooms with American black walnut joinery with nickel door furniture. The master suite also includes a mezzanine with views over the bedroom. Six further bedrooms with bespoke joinery and en-suite bathrooms, including large guest suite with double steam shower.

EXTERIOR AND GUEST/STAFF HOUSE

Double electric security gates with CCTV leading to a driveway that offers parking for five cars. Landscaped garden to front of house with side access to Mediterranean style rear garden, comprising two large terrace areas and two water feature canals, upper lawn area above garden reception/ballroom with views across the lower garden, fully automated garden watering system installed along with extensive in-garden lighting. Two bedroom self contained guest/staff house with en-suite bathrooms, kitchen and reception room.



KITCHEN SPECIFICATION

Kitchen by Modulanova finished in high gloss lacquer, 30mm honed Pietra Piasentina worktop and breakfast bar with integrated stainless steel sink with waste disposal, Foster gas hob and Wolf downdraft extractor. Dual Fhabia American style fridge freezer with glazed wine fridge, two ovens, microwave, steam oven and two integrated dishwashers, all by Miele.

ROOM SPECIFICATION

High definition video feed to all main displays. Built-in speaker systems in walls, ceilings and cabinetry. Large plasma and LCD displays and flat screen televisions. Simple touch screens built into walls with iPad integration. Sound systems in key viewing locations. Unique access for each user to their own Sky plus recorded programmes.

TOUCH SCREEN CONTROLS

CONTROL 4 systems throughout, touch screen panels with online news and weather feeds. Complete control of AV within the house, access to high definition Sky and audio systems and iPod integration, totally upgradable to add more sources. Panels gives easy access to CCTV cameras and a direct link to security gates that can be released from the panel. Control of electric curtains and blinds. Touch panel also works as an intercom between rooms.

SATELLITE/TV DISTRIBUTION

Capable of supporting any number of additional satellite receivers in the future. Supplies satellite, radio and terrestrial services to every point. In addition to SKY, the system can also be upgraded to supply multiple foreign TV services.

VIDEO ENTRY/CCTV

Cameras viewable on all centrally distributed plasma screens. Gate entry unit with built in camera and voice unit. Voice communication and gate opening integrated as part of the Telephone and touch screen system. Voice, video and gate operation integrated as part of the CONTROL 4 Touchscreen system. Hard disc camera recorder, allowing for playback of events. Event recorder. High resolution colour day/night cameras. Remote viewing over the internet possible.

HEATING AND COOLING

Comfort cooling. Heating water produced by gas fired, condensing boilers for greater efficiency. Underfloor heating through key areas of the property. Additional heating and cooling to the principal rooms via concealed fan coil units. BMS Control System: Intelligent building management control system controlling all mechanical services from the sub-basement plant room control panel. Sub-basement, control panel mounted, BMS IQ view touch screen to access the BMS control section (password protected). Central plant set points and occupancy times fully adjustable. Boosted hot and cold water to all sanitary ware, to provide good flow requirements. Hot water, secondary circulation for rapid supply of hot water at all taps and appliances.

LIGHTING CONTROL

Easy to recall preset Lutron lighting arrangements. Simple keypads with programmable keys for customised lighting selections. Virtually all lighting on dimmers. Energy saving setting. Single 'All Lights Off' button as you leave the property. Flexibility to alter light controls at any time. Integration with electric blinds and curtain track.

TELEPHONE/DATA/IT

Dual cables supply telephone and data outlets at every position. Telephone system capable of multiple lines and extensions. Simple transfer of calls and house intercom. Multiple wired points. Complete integrated WI-FI network within the house. A fully featured DECT (cordless) system can be added as part of the system. Fully terminated head-end for telephone and data allowing simple addition of any kind of IT network from a simple single wired point to a fully featured server and multiple wireless point system.

CINEMA EQUIPMENT

JVC HD 1080p 3D projector. Rotel Dolby 5.1 amplifier with surround sound. Blue Ray and DVD Player.

POOL COMPLEX

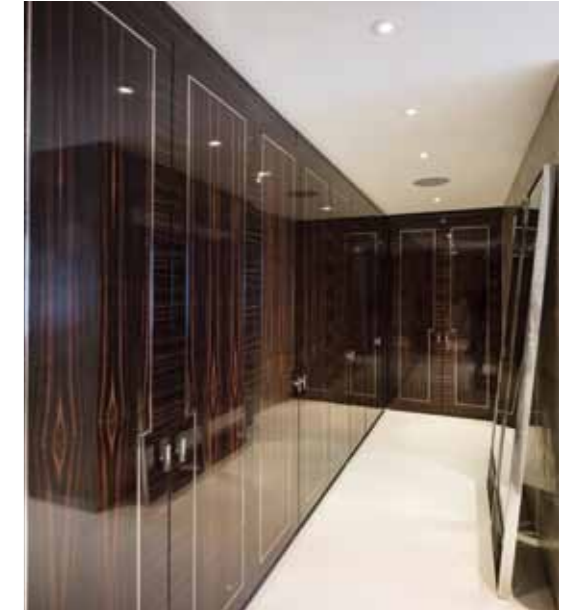
Fully automatic climate controls to pool. Fully automatic pool water treatment and temperature control. Steam room and sauna facility with room mounted integral controls.

LIGHTING AND AUDIO VISUAL SYSTEM

Fully integrated, state of the art lighting and audio-visual system. Architectural creative lighting. Dimmer controls throughout via the audio-visual CONTROL 4 touch panels. Comprehensive, fully automatic fire alarm system in the principal rooms. Remote off-site monitoring facility available.

CCTV

Extensive time lapse CCTV recording provided. Remote off site alarm facility provided.



PRIME LOCATION

Located on the distinguished Bishops Avenue, Stratheden occupies an enviable position at the southern end of the street backing onto Winnington Road.

This idyllic semi-rural setting has much to offer including the historic villages of Highgate and Hampstead with their abundance of independent boutiques and artisan food shops, and the tranquil green space of Hampstead Heath and Kenwood. The local area is also renowned for having a high concentration of London's top-performing schools.

The Bishops Avenue offers excellent proximity to London with direct road links to London's West End, The City, the A1 and the North Circular (A406). Hampstead, Highgate, East Finchley and Golders Green underground stations are all close by too. For travel further afield, Heathrow, Luton and London City airports are easily accessible.



HAMPSTEAD HEATH CONCERT



HARRODS - KNIGHTSBRIDGE



KENWOOD HOUSE



HIGHGATE SCHOOL



HAMPSTEAD HIGH STREET



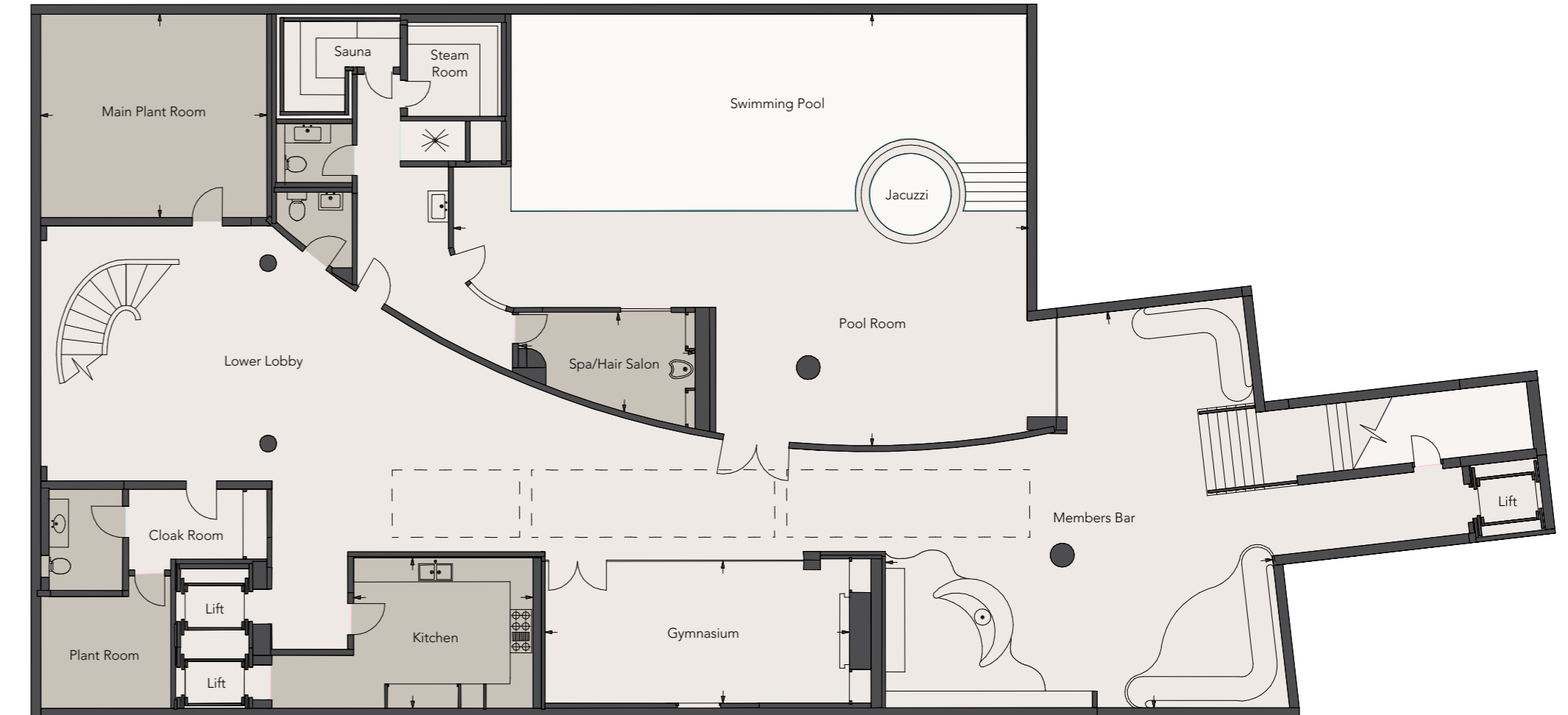
SITE PLAN

Gross Internal Space 21,000 sq ft. / 1,951 sq m
 Plot Size 0.75 acre / 3,000 sq m



LOWER GROUND FLOOR

Main Plant Room 5.87m x 5.27m (19'3" x 17'3")
 Kitchen 4.67m x 3.88m (15'4" x 12'9")
 Gymnasium 7.90m x 3.68m (25'11" x 12'1")
 Spa/Hair Salon 4.63m x 2.50m (15'2" x 8'2")
 Pool Room 14.88m x 10.95m (48'10" x 35'11")
 Members Room 10.34m x 10.00m (33'11" x 32'10")



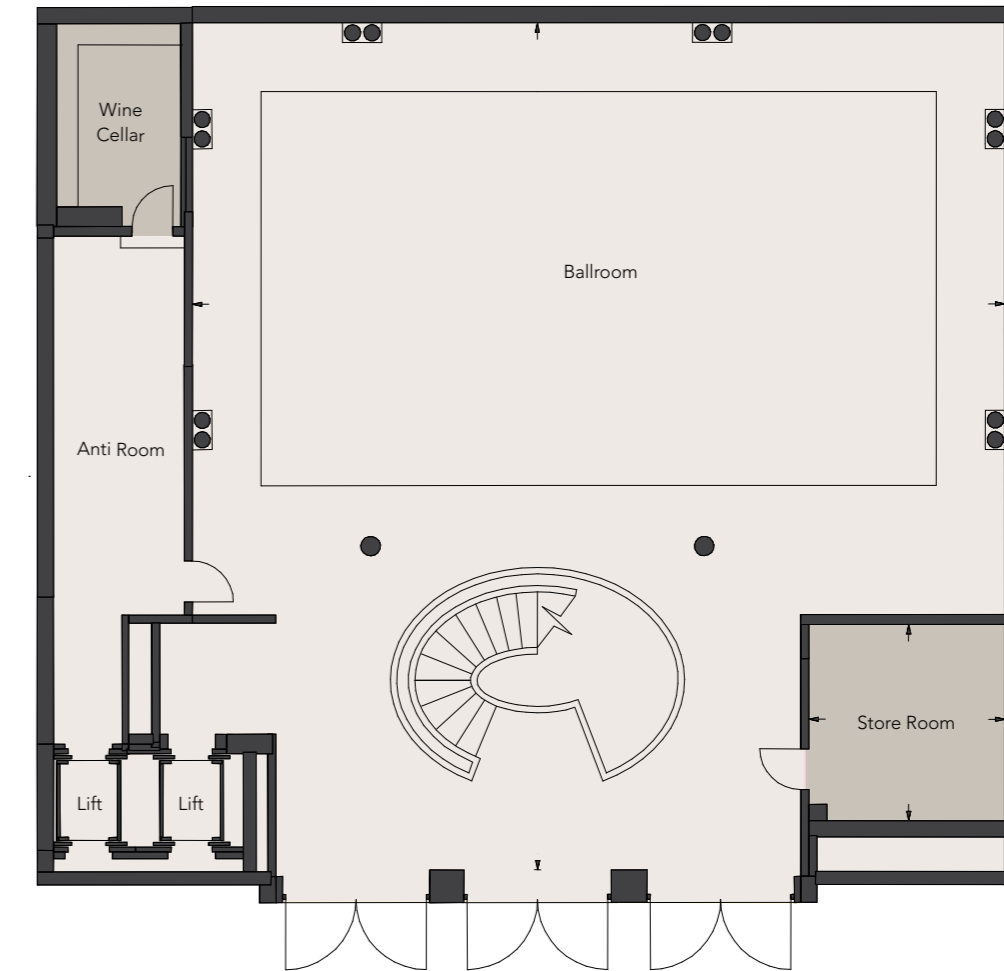
GROUND FLOOR

Kitchen/Breakfast Room	8.22m x 6.15m (27'0" x 20'2")
Garage	6.70m x 6.33m (22'0" x 20'9")
Dining Room	9.00m x 4.75m (29'6" x 15'7")
Cinema Room	5.34m x 4.61m (17'6" x 15'1")
Study	3.95m x 3.76m (13'0" x 12'4")
Entrance Hall	11.00m x 6.28m (36'0" x 20'7")
Reception Room	12.00m x 9.50m (39'4" x 31'1")
Cloak Room	4.07m x 3.75m (13'4" x 12'4")



GROUND FLOOR REAR

Ballroom	16.16m x 15.50m (53'0" x 50'9")
Store Room	3.79m x 3.70m (12'5" x 12'2")



FIRST FLOOR

Master Bedroom	12.27m x 6.95m (40'3" x 22'10")
Dressing Room	5.36m x 3.56m (17'7" x 11'8")
Bedroom 2	4.79m x 3.94m (15'9" x 12'11")
Bedroom 3	5.30m x 4.50m (17'5" x 14'9")
Bedroom 4	5.30m x 3.90m (17'5" x 11'6")
Landing	8.50m x 5.53m (27'10" x 18'2")



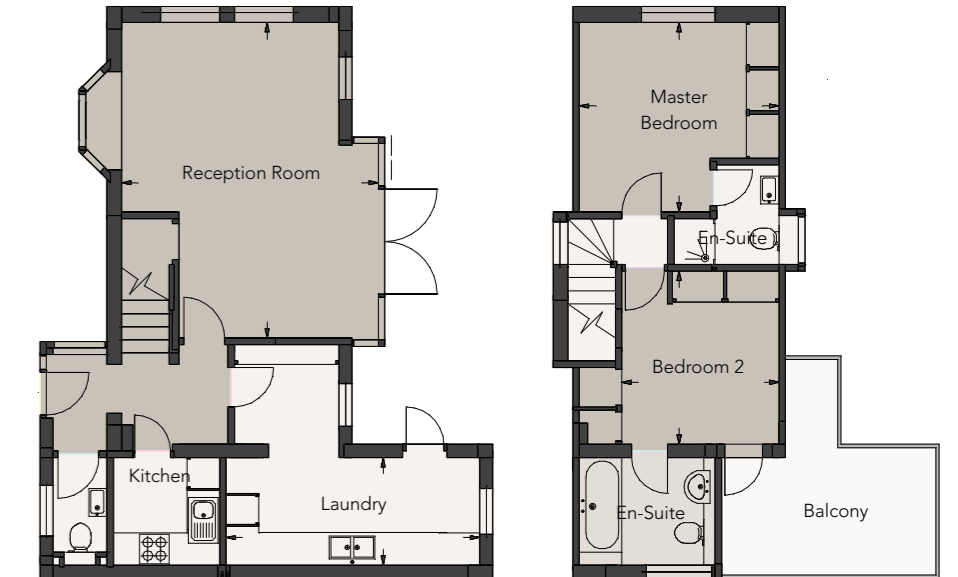
SECOND FLOOR

Lounge	5.26m x 3.78m (17'3" x 12'5")
Bedroom 5	10.37m x 3.68m (34'0" x 12'1")
Bedroom 6	4.00m x 3.62m (13'1" x 11'11")
Bedroom 7	4.07m x 3.62m (13'4" x 11'11")
Landing	8.78m x 4.90m (28'10" x 16'1")



GUEST/STAFF HOUSE

Reception Room	6.03m x 4.98m (19'9" x 16'4")
Kitchen	3.91m x 2.02m (12'10" x 6'8")
Master Bedroom	3.81m x 3.63m (12'6" x 11'11")
Bedroom 2	4.63m x 2.50m (15'2" x 8'2")



JOINT SELLING AGENTS



Knight Frank
79-81 Heath Street
London NW3 6UG
+44 (0)20 7431 8686
www.knightfrank.com



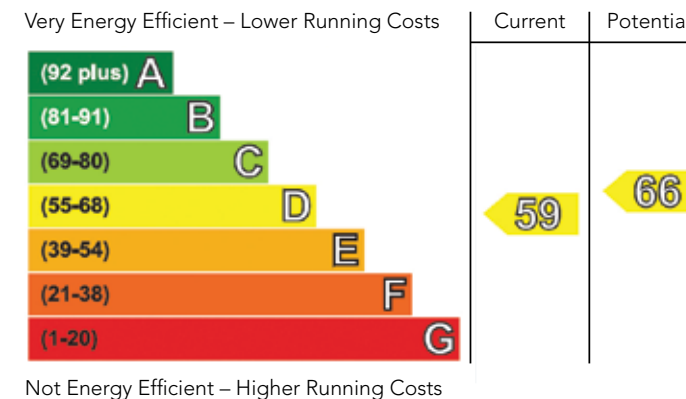
Glentree International
698 Finchley Road
London NW11 7NE
+44 (0)20 8458 7311
www.glentree.com

DEVELOPER



Capital Residential
Management Limited
27 Old Gloucester Street
London WC1N
www.crml.uk.com

MAIN HOUSE EPC



GUEST/STAFF HOUSE EPC



Designed by Philosophy
www.philosophydesign.com

Photography by Ed Hill, Murray Langton & Tony Murray

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 Knight Frank and 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.

