

CROSSWAYS

THE BISHOPS AVENUE, LONDON

AN EXCLUSIVE HOME –

Crossways – an eagerly anticipated collection of nine well-appointed luxury apartments at The Bishops Avenue in Hampstead, London.

Set within manicured gardens with a regal gated entrance and offers lateral spaces across seven opulent 3-bedroom apartments and two stunning 3-bedroom penthouses. Along with the imposing, elegant and classic façade, the residents benefit from secured underground parking for 18 cars, on-site portage and additional private storage spaces.

Crossways is at an enviable corner of The Bishops Avenue within a 5-minute walk to East Finchley Underground Station and connects easily into the A1.



A GRAND APPROACH –

An elegant addition to the picturesque Hampstead Garden Suburb Conservation Area, Crossways combines the beauty and comfort of 21st Century living.

Traditional materials such as handmade tile, brick and timber are brought together with craftsmanship of the highest quality. With well-proportioned façades providing a graceful and robust exterior that sits with dignity in the private walled grounds.

Internally all apartments are generously proportioned and laid-out to provide a dual-aspect, maximizing enjoyment of the carefully landscaped gardens and balconies. High-performance windows let in high levels of natural daylight, while keeping noise and cold out. Information technology, security and environmental control systems are seamlessly integrated with the building envelope, providing an easy-to-use and easy-to-control internal environment.

Charlton Brown
Architecture & Interiors







ELEGANT INTERIORS –

Inspired by the classical setting and beautiful views; soft, natural tones and organic motifs blend with colourful accents to brighten and amplify the generous sense of space within each apartment and to bring the outside in.

Notable for subtle but striking textures and finishes, the uninterrupted rhythm of the interiors give structure to a harmonious blend of classical and contemporary design.

Attention to detail is paramount throughout, from stunning herringbone laid floors and sumptuous carpets, through to bespoke kitchens and cabinetry, marble and bronze detailing, a juxtaposition of elements resulting in a unique vision of style that is Crossways.



OLIVER BURNS





A neutral colour palette prevails in the living room with contrasting tones, rich textures and accents of colour mixed with sumptuous materials.




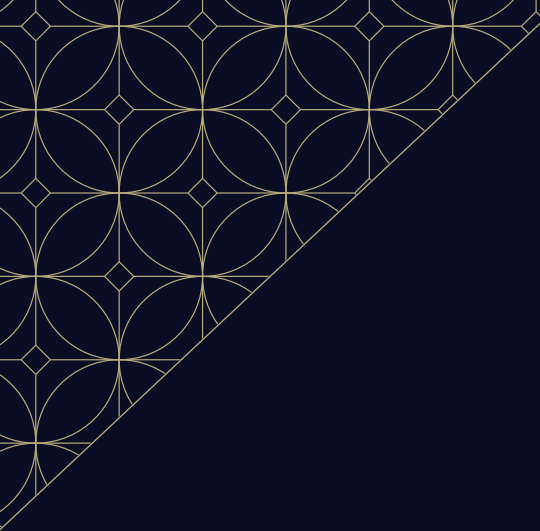


Exquisite textures bring this contemporary bespoke kitchen to life. Stunning herringbone-laid flooring provides continuation with the living area, whilst smoky grey joinery with clean lines conceals state-of-the-art Miele appliances.

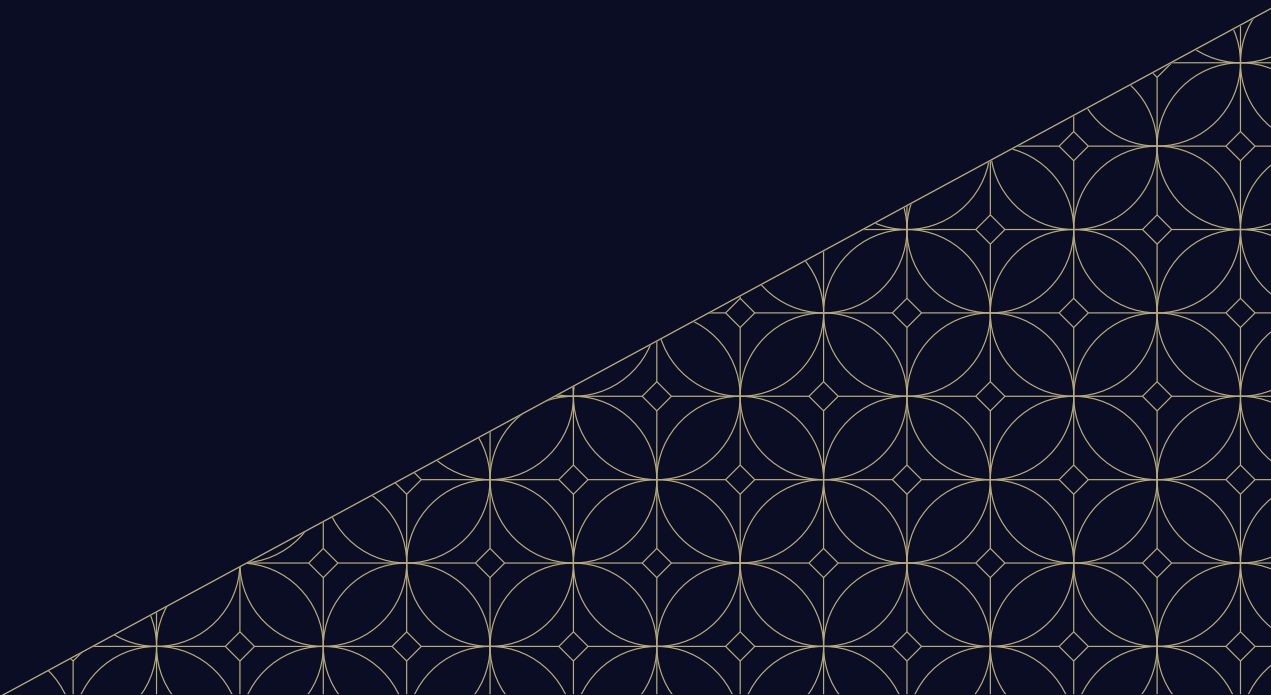





Beautiful tundra polished marble sitting atop of the bespoke vanity units and built-in baths creates a sense of place and exudes timeless luxury.



The Bishops Avenue is one of the most sought-after addresses in the world. With the natural beauty of the neighbouring Hampstead Heath literally on your doorstep, this exclusive opportunity is undeniable.



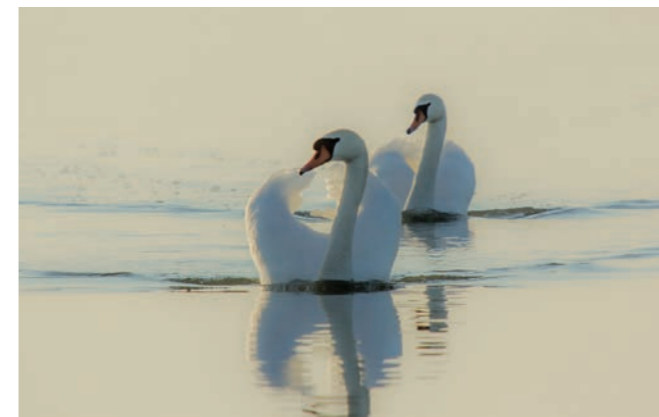


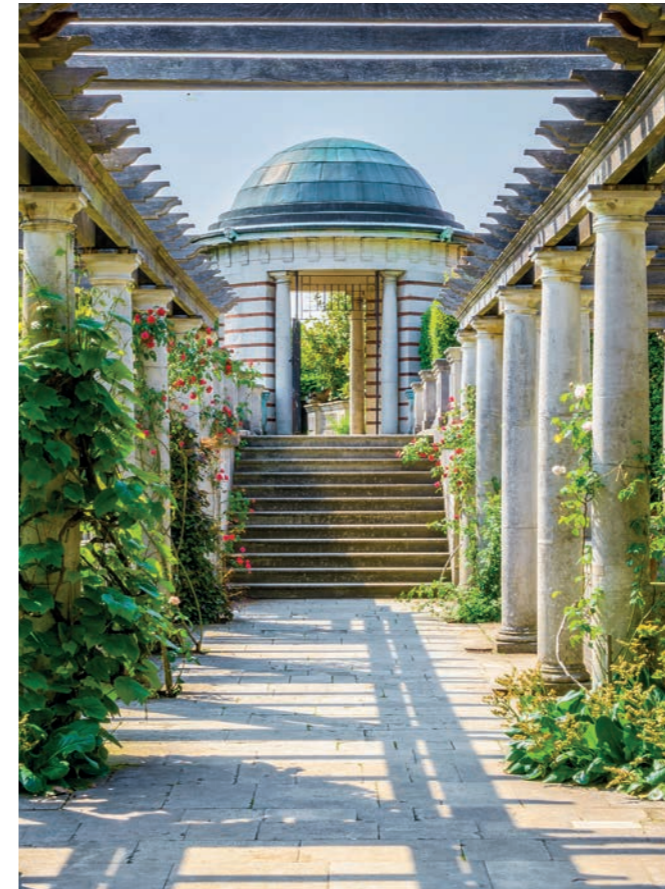
AN UNRIVALLED LOCATION –

The Bishops Avenue is considered to be one of the wealthiest streets in the world, comparable to a select few ultra-exclusive roads in other such affluent places around the world.

Connecting Hampstead Heath at its northern end, the heath is one of the highest points in London, embracing ponds, recent and ancient woodlands, a swimming lido, playgrounds, and a training track. The heath adjoins the former stately home of Kenwood House with its breathtaking interiors and stunning world-class art collection which are free for everyone to enjoy.

Crossways is at an enviable corner of The Bishops Avenue within a 5-minute walk to East Finchley Underground Station and connects easily into the A1. Close to both Hampstead and Highgate, the area provides an eclectic mix of restaurants ranging from casual bistros to fine dining as well as numerous local shops and entertainment venues.





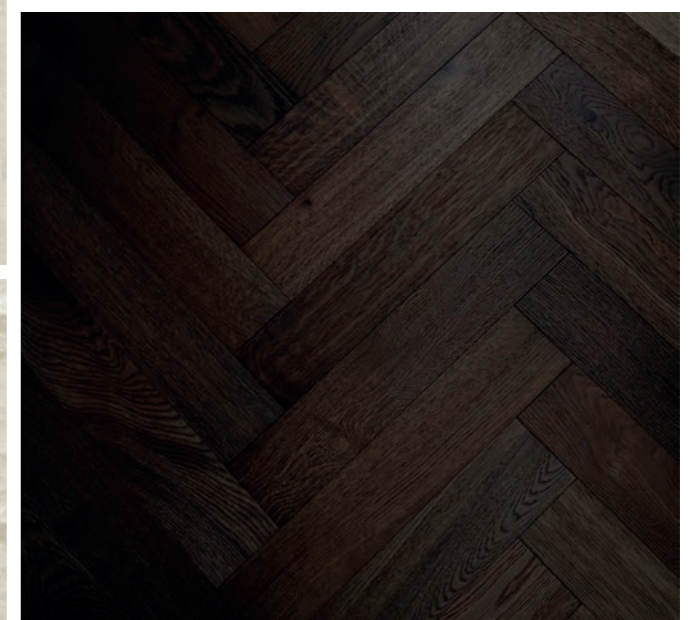
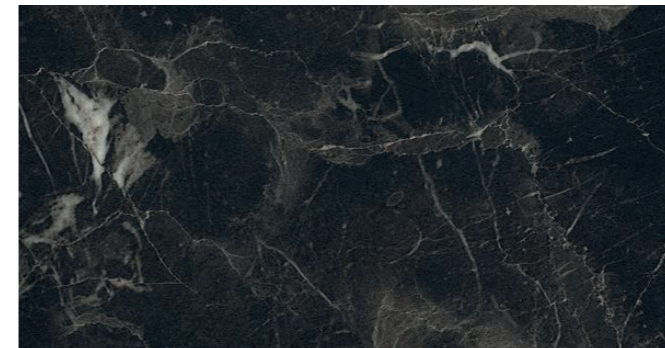
THE DEFINITION OF REFINEMENT –

The beautifully proportioned entrance hall paved with honed Emperador marble and with an Eramosa cross cut border sets the tone for the elegant interiors at Crossways.

Each of the apartments carries the Oliver Burns hallmark of excellence and has been designed to the very last detail, incorporating exquisite bespoke furniture, materials and finishes. From stunning herringbone laid floors and sumptuous carpets, through to marble and bronze detailing and luxurious textures providing depth and contrast to a soft, neutral palette.

The bespoke contemporary kitchens are a sleek interplay of materials and house state-of-the-art Miele appliances, whilst impressive bathrooms provide a place to relax and luxuriate.

Designed to blend luxurious finishes with wrap-around comfort, Crossways provides a perfect marriage of luxury design with contemporary features - a clear statement of style in a beautifully classic setting.



SPECIFICATIONS –

Internal Finishes

Dark oak engineered herringbone flooring
Luxury faux silk carpets (to bedrooms)
LED downlights throughout
Bespoke fitted wardrobes to selected bedrooms
Dark bronze satin finish ironmongery throughout (including sockets and switches)
Sash windows in painted timber
Traditional style internal lacquered doors
French doors (leading to terraces and gardens)
Lock & Riley period features including cornicing and architrave
'Chelsholm' feature chandelier to living room and master bedrooms*
Bespoke media unit*
Pre-wiring for audio and visual systems including wiring for terrestrial and satellite television, telephone and data points (to principal reception rooms and all bedrooms)
High speed fibre-optic internet access (available subject to connection)

Heating and Cooling

Comfort cooling
Underfloor heating (throughout)
Heating, hot water, power and cooling from communal system with individually metered water and electric supply to all apartments

Kitchens

Designer kitchens curated by Oliver Burns
'Knightsbridge' composite stone worktops
Integrated space saving recycling bins
Miele appliances throughout to include:
– Integrated multi-functional oven
– Integrated combination oven-microwave
– Touch control induction hob:
– Integrated fridge / freezer
– Integrated multi-function dishwasher
– Kitchen extractor
– Wine cooler (unless specified)
Franke stainless steel sink
Quooker dual tap
Utility rooms to include:
– Tiled flooring
– Cabinets in dove grey finish
– Worktops in white composite stone
– Miele Washer Dryer
– Franke stainless steel sink

Bathrooms

'Veizo' natural porcelain floor and wall tiles
Bespoke vanity unit with draws and 'Tundra' polished marble top
Bette under-mounted bath with marble top
Dornbracht sink and shower mixer taps
Hansgrohe overhead and hand-held showers
Duravit wc with Geberit flush plate/system

Flush porcelain tiled shower with glass screen

Bespoke 'mist-free' mirrored cabinets to all bathrooms, including integrated LED lighting, soft close doors and shaver sockets

Heated towel radiators

Underfloor heating

Building Entrance

Interior designed entrance lobby with feature walls and bespoke Cameron Design Chandelier
Entrance hall in honed white 'Emperador' marble with an 'Eramosa' cross cut border
Bespoke concierge desk lacquered finish with natural stone top
Double height door leading from the hallway
Passenger lift to all levels
Direct lift access to Apartment 5, PH1 & PH2

External Areas

Landscaped communal gardens incorporating feature lighting
Private balconies and terraces
Private store rooms (with electric sockets)
Secure underground parking with two allocated spaces per apartment
Electric car points (3x Active / 3x Passive)

The Development

Interior Design by Oliver Burns
Architecture by Charlton Brown Architects

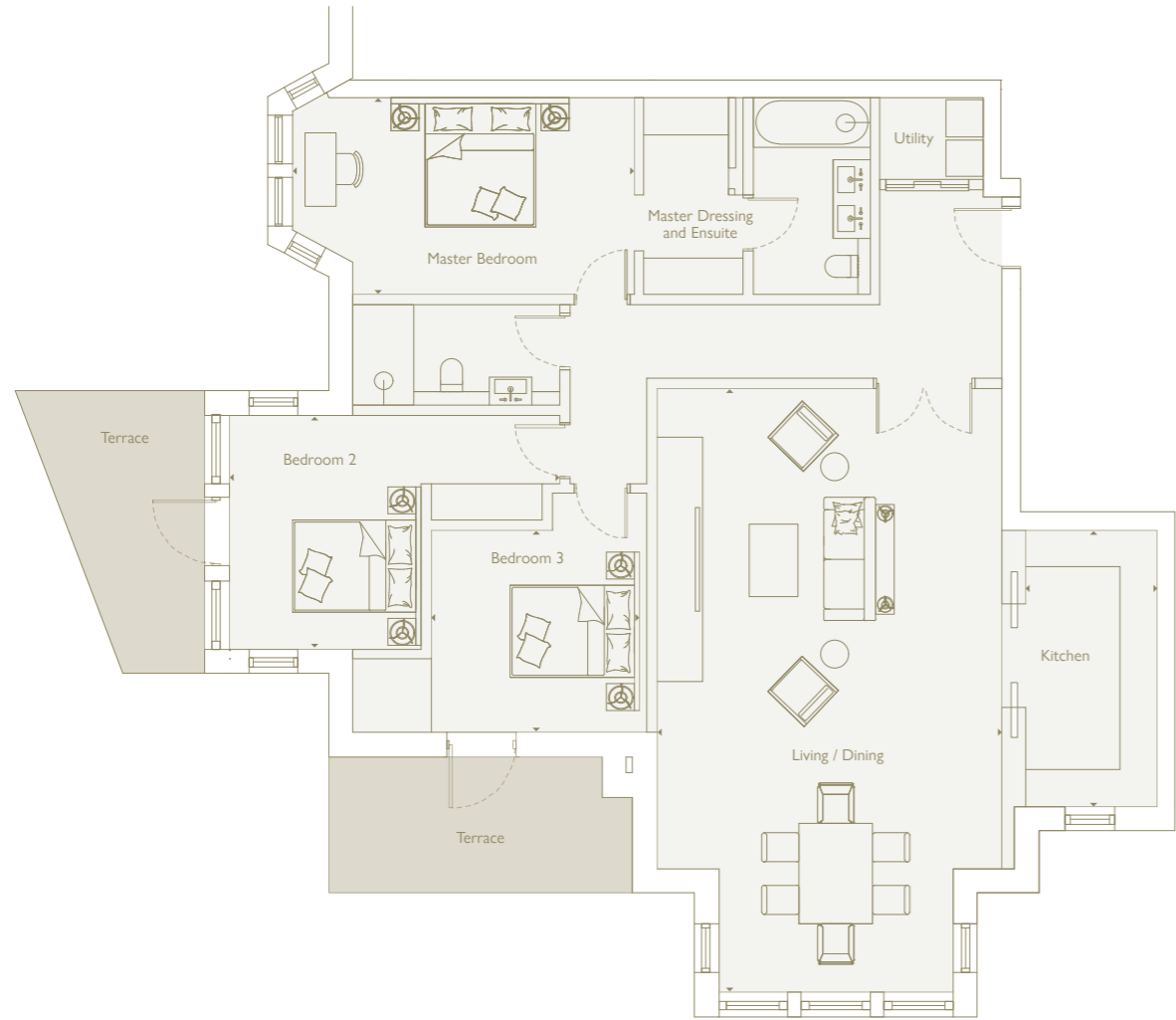
Security and Convenience

On-site porter
Gated vehicular entrance
Gated pedestrian entrance
Automated garage door entry
Video entry system viewed by individual apartment handset / screen
Power point provided to all apartments for wireless intruder alarm (to be fitted at a later date by separate purchase)
All apartments provided with mains supply smoke detectors
Multi-point locking and spy hole to apartment entrance doors
Secure CCTV monitoring to the building

Peace of Mind

Share of freehold (999 yrs lease plus SOF)
10 year new build warranty
A management company will be appointed to administer the operations and maintenance of the communal facilities

* Denotes selected apartments only. Please note: this specification is intended for guidance purposes. NR Pisces LLP reserves the right to make changes to this specification and in such instances similar alternatives will be provided.



Apartment No.1

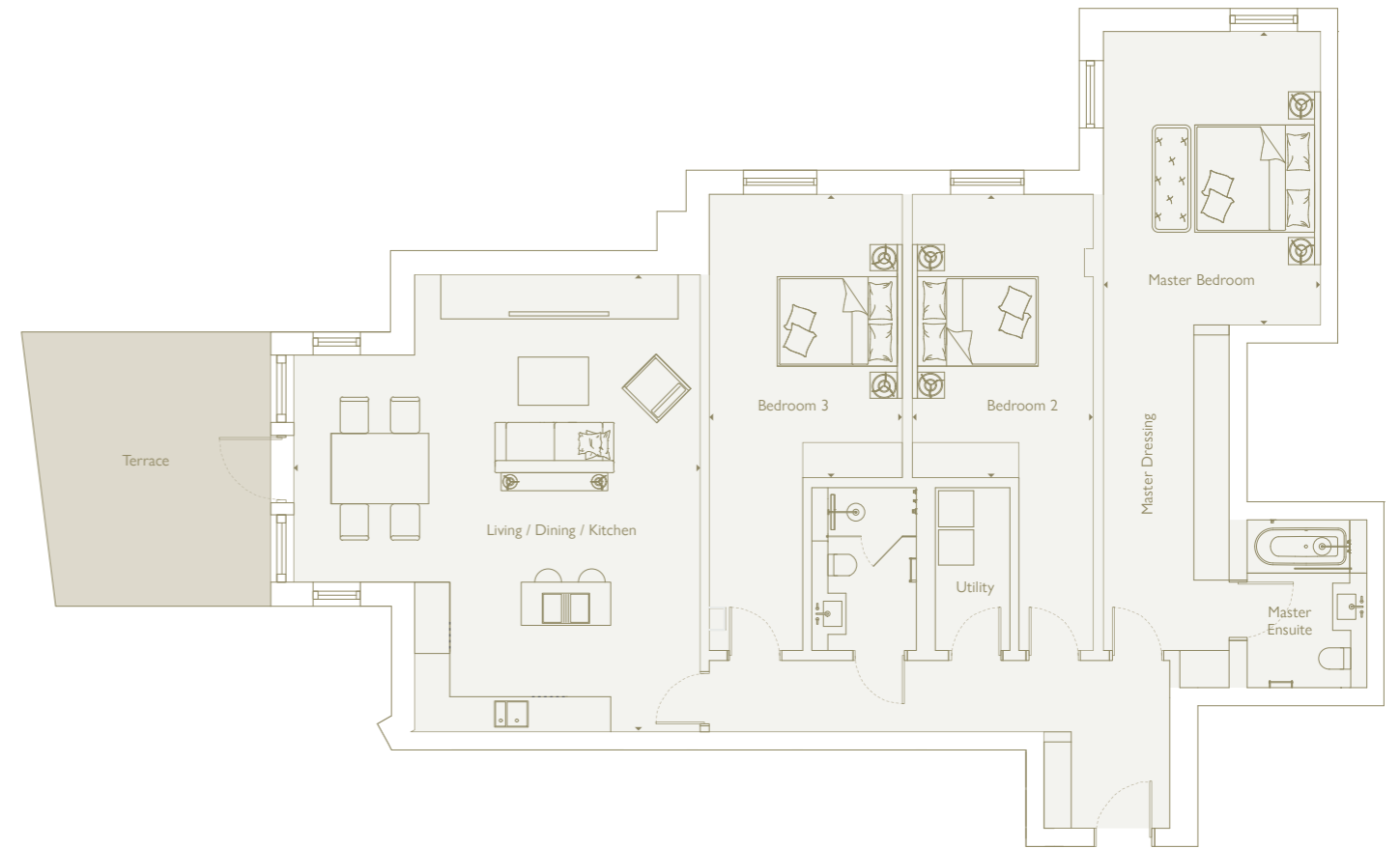
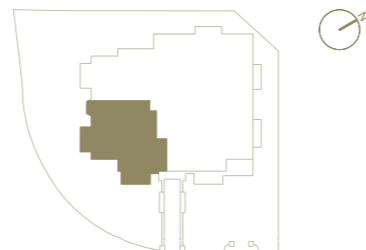
Ground Floor

Internal area (approx): 152 sq. m / 1,636 sq. ft.

Three Bedrooms, Two Bathrooms.

Two Allocated Parking Spaces and Private Store Room.

Living / Dining:	9.88m x 5.59m / 32ft 4" x 18ft 3"
Kitchen:	4.52m x 2.10m / 14ft 8" x 6ft 9"
Master Bedroom:	5.58m x 3.00m / 18ft 3" x 9ft 8"
Bedroom 2:	5.21m x 3.83m / 17ft 1" x 12ft 6"
Bedroom 3:	3.41m x 3.26m / 11ft 2" x 10ft 7"



Apartment No.2

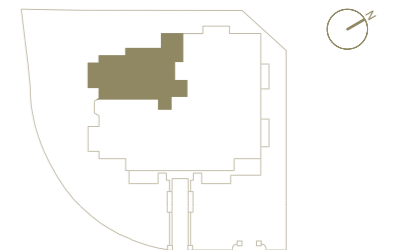
Ground Floor

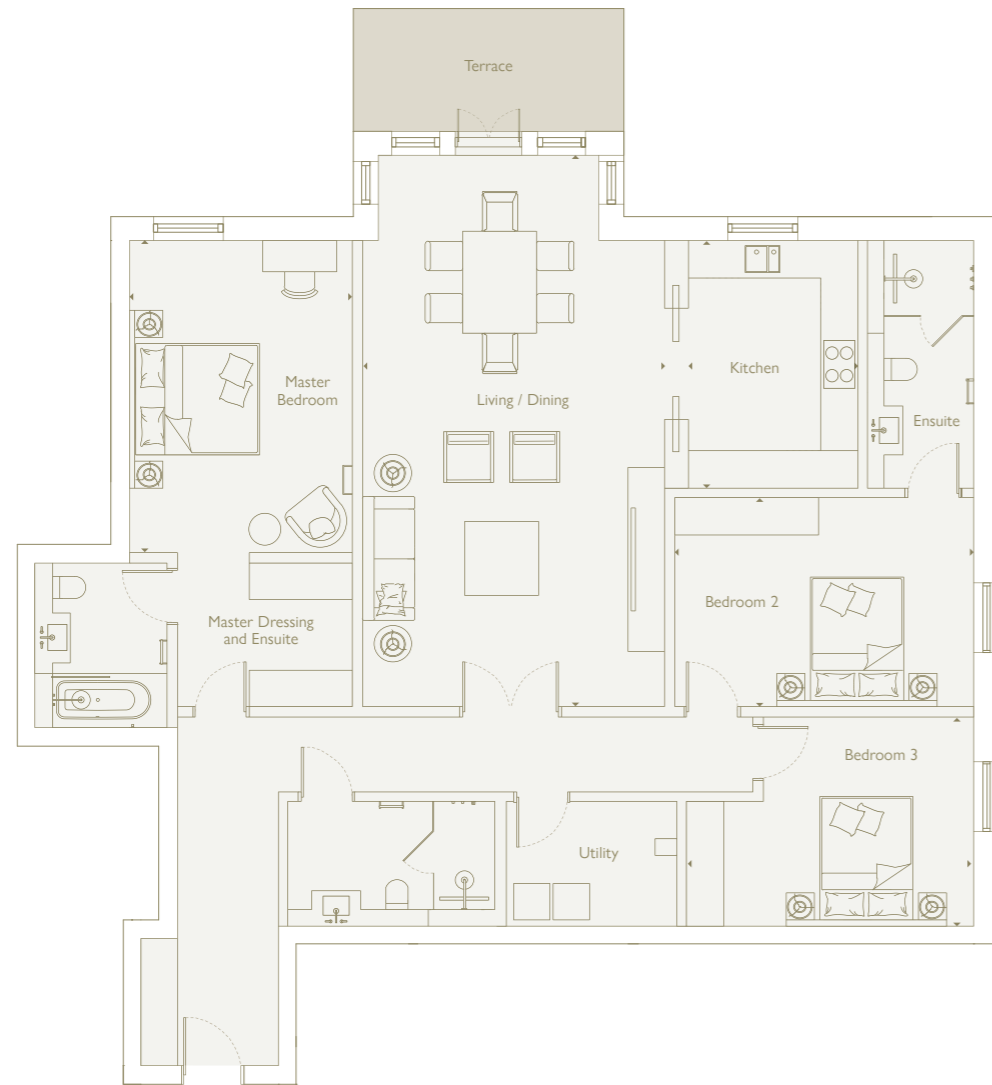
Internal area (approx): 148 sq. m / 1,593 sq. ft.

Three Bedrooms, Two Bathrooms.

Two Allocated Parking Spaces and Private Store Room.

Living / Dining / Kitchen:	7.71m x 6.83m / 25ft 3" x 22ft 4"
Master Bedroom:	4.95m x 3.66m / 16ft 2" x 12ft 0"
Bedroom 2:	4.78m x 3.05m / 15ft 7" x 10ft 0"
Bedroom 3:	4.78m x 3.25m / 15ft 7" x 10ft 7"





Apartment No.3

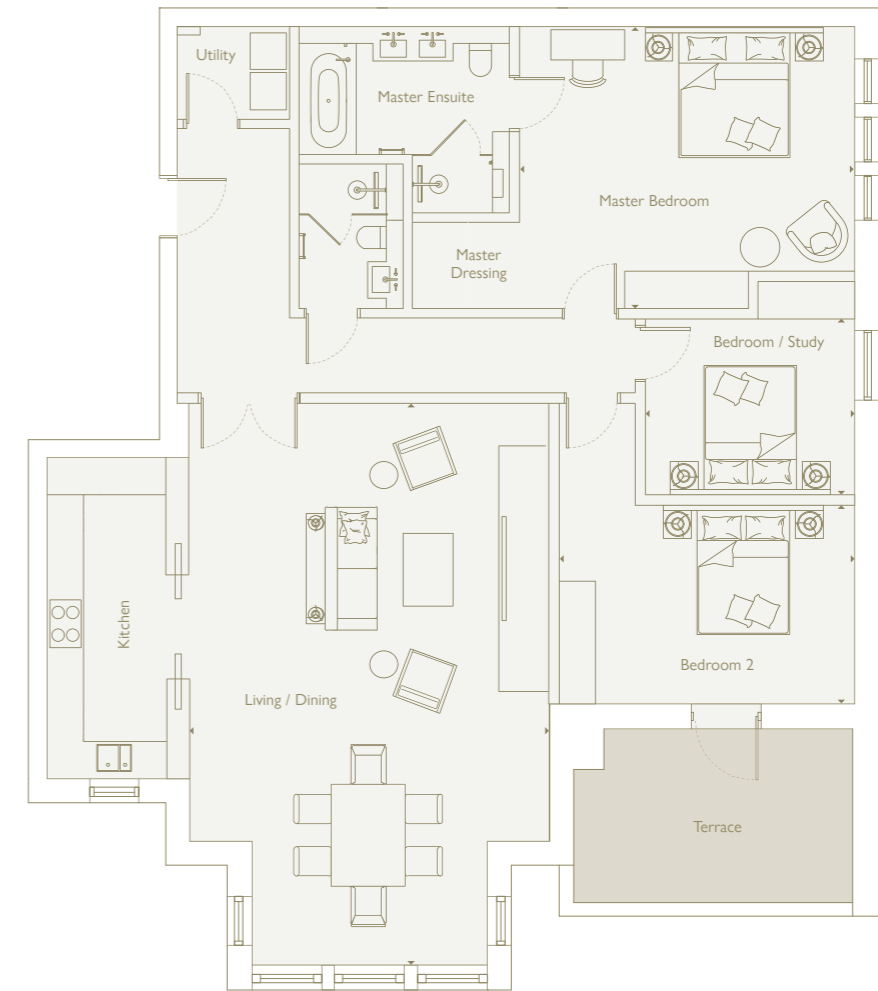
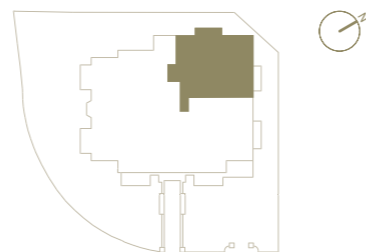
Ground Floor

Internal area (approx): 165 sq. m / 1,776 sq. ft.

Three Bedrooms, Three Bathrooms.

Two Allocated Parking Spaces and Private Store Room.

Living / Dining:	8.97m x 4.92m / 29'5" x 16'2"
Kitchen:	4.02m x 2.7m / 13'2" x 8'10"
Master Bedroom:	5.08m x 3.63m / 16'8" x 11'11"
Bedroom 2:	4.87m x 3.4m / 15'12" x 11'2"
Bedroom 3:	4.67m x 3.4m / 15'4" x 11'2"



Apartment No.4

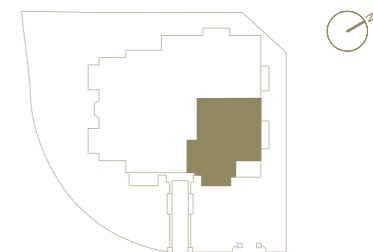
Ground Floor

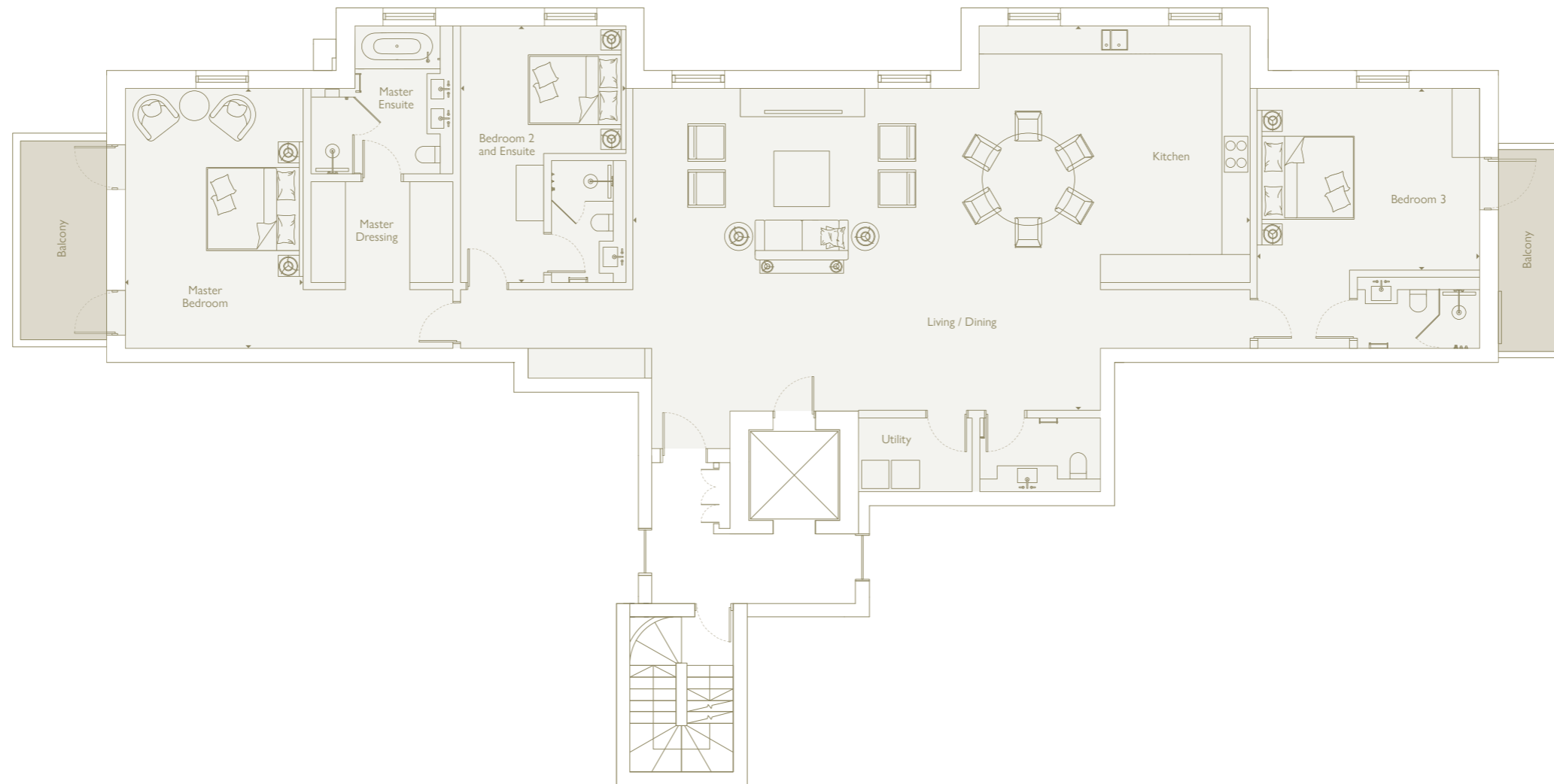
Internal area (approx): 154 sq. m / 1,658 sq. ft.

Three Bedrooms, Two Bathrooms.

Two Allocated Parking Spaces and Private Store Room.

Living / Dining:	9.15m x 5.85m / 30'0" x 19'2"
Kitchen:	5.23m x 1.93m / 17'2" x 6'4"
Master Bedroom:	5.46m x 4.6m / 17'11" x 15'1"
Bedroom 2:	4.82m x 3.24m / 15'10" x 10'8"
Bedroom 3:	3.45m x 3.4m / 11'4" x 11'2"





Apartment No.5

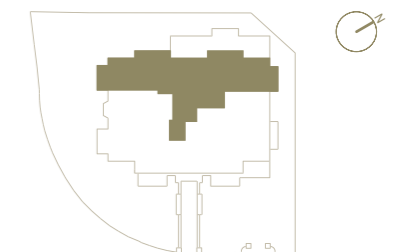
First Floor

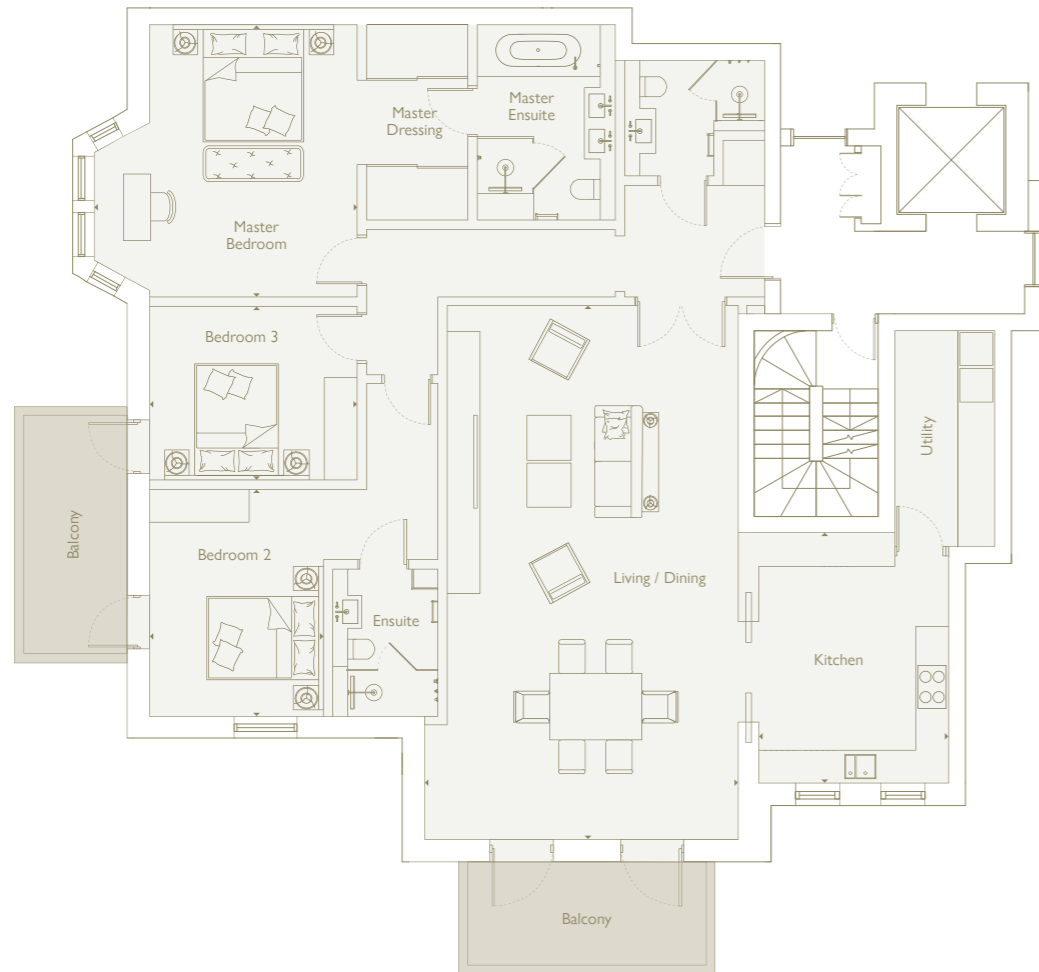
Internal area (approx): 206 sq. m / 2,218 sq. ft.

Three Bedrooms, Three Bathrooms.

Two Allocated Parking Spaces and Private Store Room.

- Living / Dining: 13.34m x 8.31m / 43'9" x 27'3"
- Master Bedroom: 5.62m x 3.86m / 18'5" x 12'8"
- Bedroom 2: 5.54m x 3.57m / 18'2" x 11'9"
- Bedroom 3: 4.81m x 3.92m / 15'9" x 12'10"





Apartment No.6

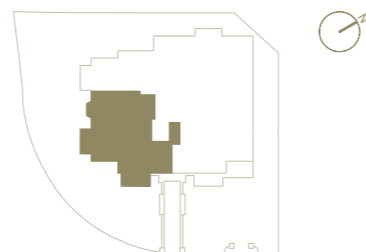
First Floor

Internal area (approx): 172 sq. m / 1,852 sq. ft.

Three Bedrooms, Three Bathrooms.

Two Allocated Parking Spaces and Private Store Room.

Living / Dining:	9.63m x 5.67m / 31'7" x 18'7"
Kitchen:	4.52m x 3.44m / 14'10" x 11'3"
Master Bedroom:	4.91m x 4.72m / 16'1" x 15'6"
Bedroom 2:	4.09m x 3.15m / 13'5" x 10'4"
Bedroom 3:	3.75m x 3.14m / 12'4" x 10'4"



Apartment No.7

First Floor

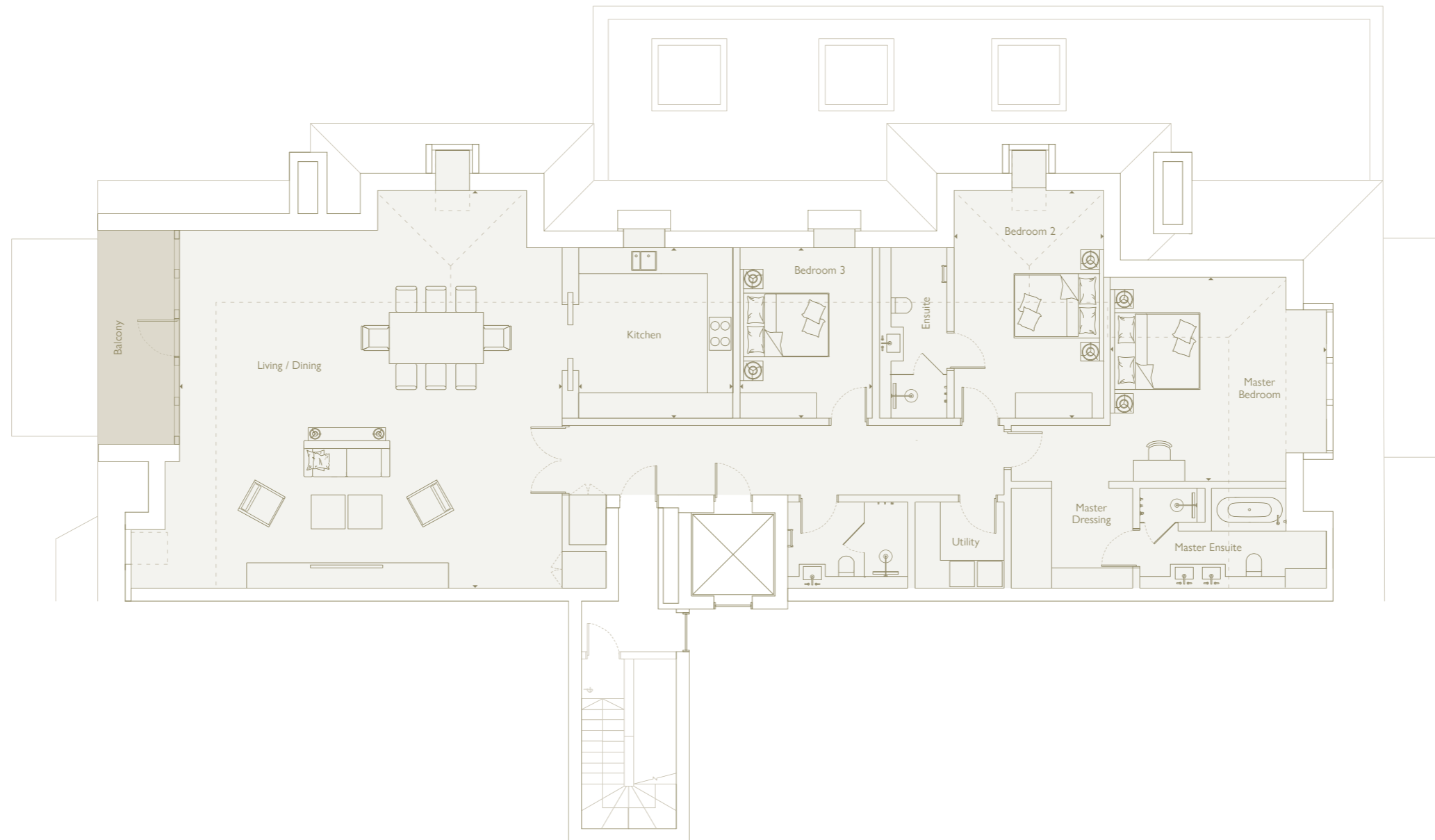
Internal area (approx): 172 sq. m / 1,852 sq. ft.

Three Bedrooms, Three Bathrooms.

Two Allocated Parking Spaces and Private Store Room.

Living / Dining:	9.61m x 5.39m / 31'6" x 17'8"
Kitchen:	3.97m x 3.37m / 13'0" x 11'1"
Master Bedroom:	4.81m x 3.77m / 15'9" x 12'4"
Bedroom 2:	5.23m x 4.08m / 17'2" x 13'5"
Bedroom 3:	3.77m x 3.14m / 12'4" x 10'4"





Penthouse No.1

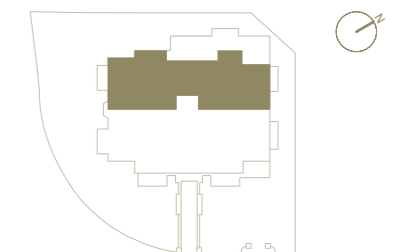
Second Floor

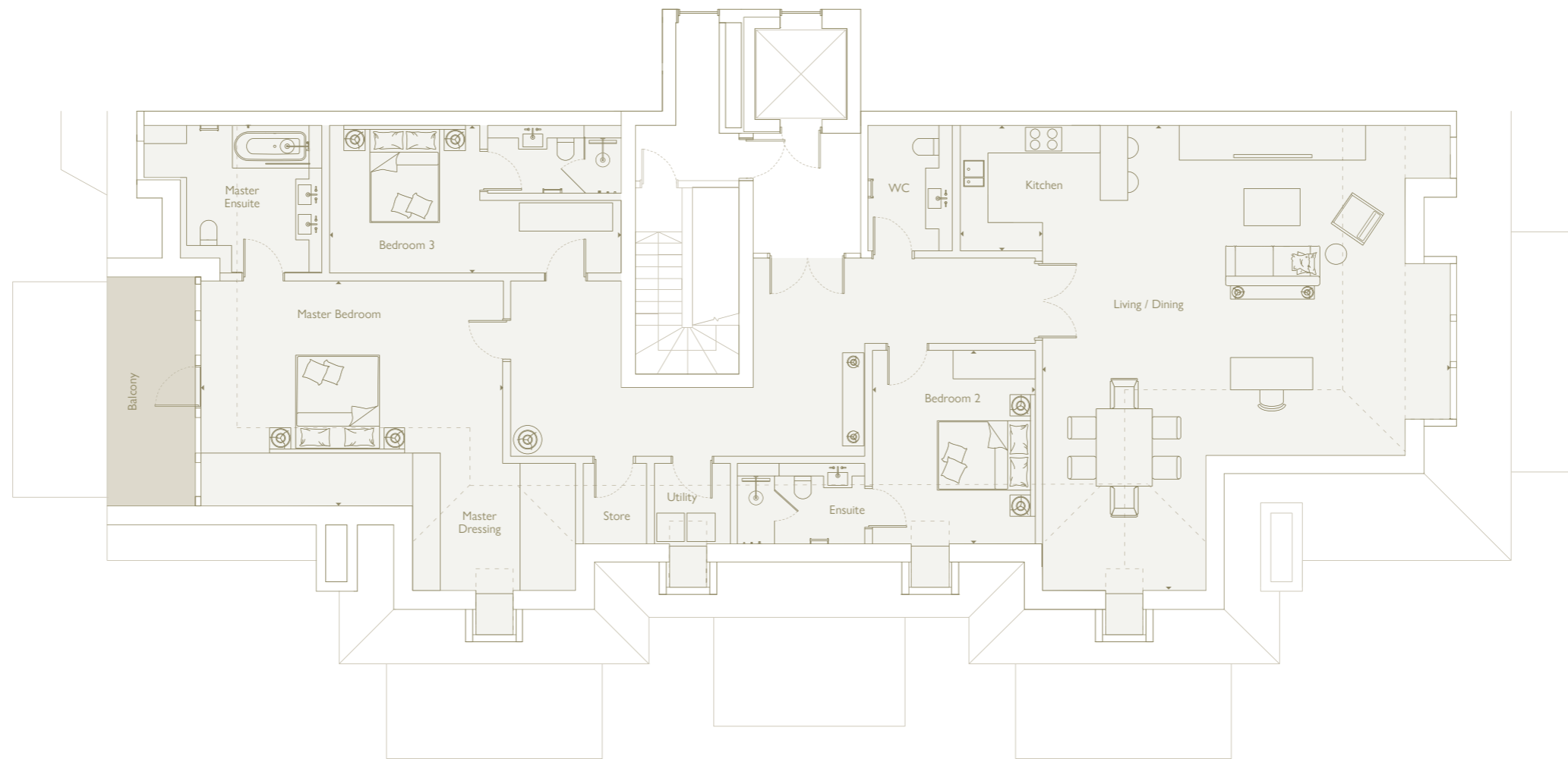
Internal area (approx): 208 sq. m / 2,239 sq. ft.

Three Bedrooms, Three Bathrooms.

Two Allocated Parking Spaces and Private Store Room.

Living / Dining:	9.32m x 8.95m / 30'7" x 29'4"
Kitchen:	3.99m x 3.61m / 13'1" x 11'10"
Master Bedroom:	4.95m x 4.78m / 16'3" x 15'8"
Bedroom 2:	5.34m x 3.5m / 17'6" x 11'6"
Bedroom 3:	3.99m x 3.11m / 13'1" x 10'2"





Penthouse No.2

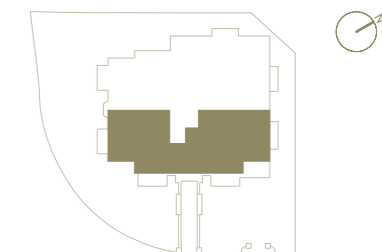
Second Floor

Internal area (approx): 214 sq. m / 2,304 sq. ft.

Three Bedrooms, Three Bathrooms.

Two Allocated Parking Spaces and Private Store Room.

Living / Dining:	9.98m x 8.61m / 32'9" x 28'3"
Kitchen:	2.68m x 1.77m / 8'10" x 5'10"
Master Bedroom:	6.47m x 4.74m / 21'3" x 15'7"
Bedroom 2:	4.09m x 3.48m / 13'5" x 11'5"
Bedroom 3:	6.25m x 3.18m / 20'6" x 10'5"



SALES SCHEDULE –

No.	Apartment Details	Floor	Size (sq. m / sq. ft.)	Parking	Storage Room
1	3 Bedrooms, 2 Bathrooms	Ground Floor	152 / 1,636	2 car spaces	2.6 x 2.3m
2	3 Bedrooms, 2 Bathrooms	Ground Floor	148 / 1,593	2 car spaces	2.6 x 2.3m
3	3 Bedrooms, 3 Bathrooms	Ground Floor	165 / 1,776	2 car spaces	2.6 x 2.3m
4	3 Bedrooms, 2 Bathrooms	Ground Floor	154 / 1,658	2 car spaces	2.6 x 2.3m
5	3 Bedrooms, 3 Bathrooms	1st Floor	206 / 2,218	2 car spaces	2.6 x 2.3m
6	3 Bedrooms, 3 Bathrooms	1st Floor	172 / 1,852	2 car spaces	2.6 x 2.3m
7	3 Bedrooms, 3 Bathrooms	1st Floor	172 / 1,852	2 car spaces	2.8 x 2.3m
PH1	3 Bedrooms, 3 Bathrooms	2nd Floor / Penthouse	208 / 2,239	2 car spaces	2.7 x 3.6m
PH2	3 Bedrooms, 3 Bathrooms	2nd Floor / Penthouse	214 / 2,304	2 car spaces	3.3 x 2.3m

FURTHER INFORMATION –

For more information please visit www.crossways-london.com or contact our joint selling agents on the details below.



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A DEVELOPMENT BY NIVEDA REALTY IN
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If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

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