



BUXMEAD

THE BISHOPS AVENUE



brought to you by

HARRISON
VARMA



BUXMEAD
APARTMENT 13

61-67 The Bishops Avenue
London
N2 0BG



A collection of three penthouses, six duplexes and eleven apartments set in a 2.5 acre site with private landscaped gardens. Concierge and maid service, indoor 25m pool, spa, cinema and more. All just a short stroll from the cafés, shops and green spaces of London's Hampstead and Highgate.

Due for completion early 2017.





Bespoke Water Feature

BUXMEAD OVERVIEW

Design

- Carefully designed exterior with extensive use of herringbone brick pattern and Jura Stone
- Full-height Schuco sliding windows and Juliet balconies except for Bishopsmead House apartments
- Extensive landscaping, featuring bespoke sculptures and water feature by award-winning David Harber Design
- Garages and secure storage space for all apartments
- Exceptional sound insulation – same as One Hyde Park
- All apartments are unique
- High quality marble, porcelain and timber throughout
- Kitchens are bespoke or by Bulthaup with top of the range integrated Gaggenau appliances
- Sanitaryware by Kaldewei, Antonio Lupi and Villeroy & Boch
- Brassware by Hansgröhe
- Full interior design service can be provided by Creative Director Marisa Varma and her team

Connectivity

- Dedicated 1GB Wi-Fi leased line for exclusive use of Buxmead residents
- All apartments hard wired and Wi-Fi for internet
- Special IP telephony services – allowing international and local calls for extremely low costs

Audio/Visual

- Satellite coverage for all major countries
- Bespoke gold Kartina Russian TV service
- Aquavision TV’s in all Master Bathrooms
- Sonos audio system (optional)
- Full iPad control of lights, curtains, audio visual equipment, a/c etc. (optional)

Care

- Each apartment is independently serviced with its own plant room
- Comfort cooling and heating by Mitsubishi and underfloor heating
- All kitchens extracted to external areas (rather than re-circulation)
- Fully automated flushing of water system when unoccupied (Control of Legionella Risk)
- Automatic valve shut off / leak detection system in the event of any problems to water services

Garden

- Extensive landscaped grounds with a pavilion/ BBQ area
- Bespoke water feature by David Harber
- Seasonal planting

Notable

- Highest per sq. ft. amenity space per apartment in London
- First 10 Year BLP insurance backed cover for building and services – interior finishes and FF&E are excluded
- Five-year extended warranty available at a small charge for all equipment – a/c’s, kitchen equipment, TV’s etc.
- LED fittings bespoke to Buxmead by iconic Italian designer Artemide - all LED bulbs are guaranteed for 5 years

Key USP’s

- *Location*
Verdant surrounding, proximity to Hampstead Heath and historical villages of Hampstead and Highgate
- *Services*
Understated, yet exclusive
- *Facilities*
Private, extensive, stunning design and high quality finishes
- *Bespoke*
Rare opportunity to create your own home by selecting your own finishes or choose from one of our expertly designed and fully decorated show apartments



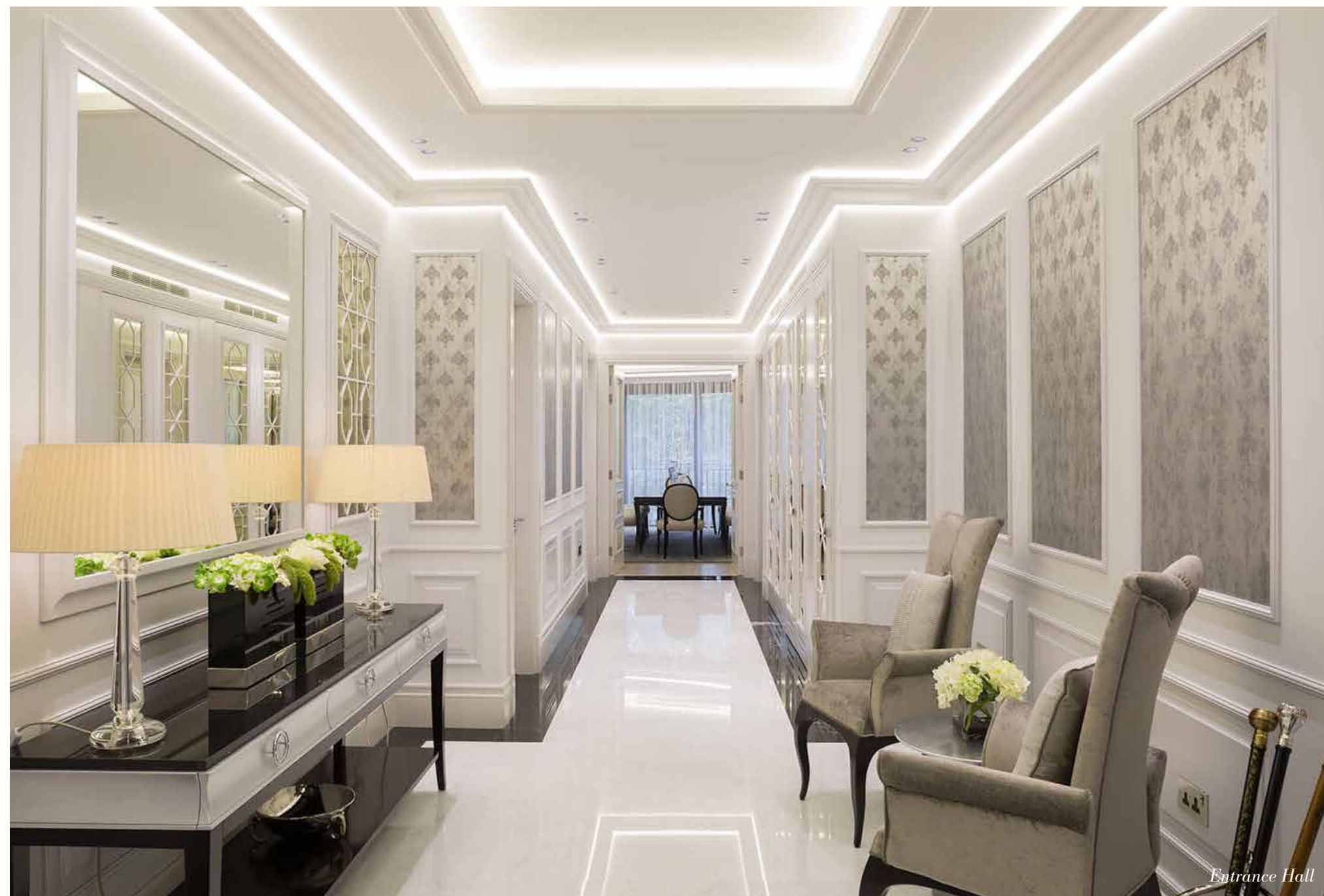
APARTMENT 13

This unique second floor, 3 bedroom apartment provides a grand entrance hall, formal reception, substantial kitchen with informal dining and master bedroom with luxurious ensuite and walk-in wardrobe. There are a further 2 bedrooms with ensuite shower-rooms, a utility room and generous storage. The kitchen is by Bulthaup with top of the range integrated Gaggenau appliances and there is the highest quality marble, porcelain and timber throughout.

This apartment is bespoke and has been fully-finished to an exacting standard by the Harrison Varma design team. Notable features include panelling with inset hand-painted wallpaper, silk carpet with inlays and high-quality furniture and decorative light-fittings.

Each apartment at Buxmead comes with a private garage and secure storage space, and benefits from the highest per sq. ft. amenity space per apartment in London.









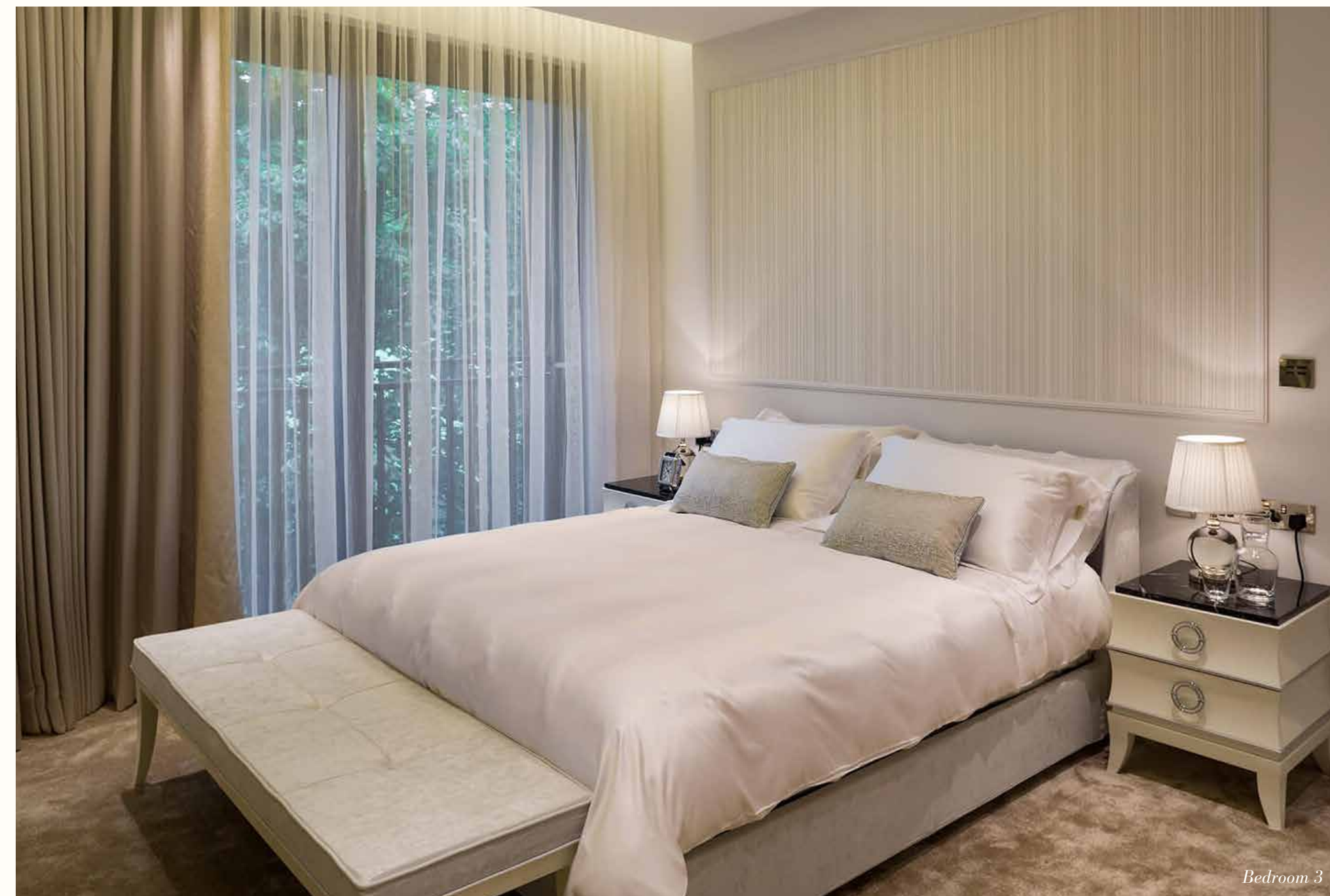
Master Bedroom



Master En Suite Bathroom



Bedroom 2

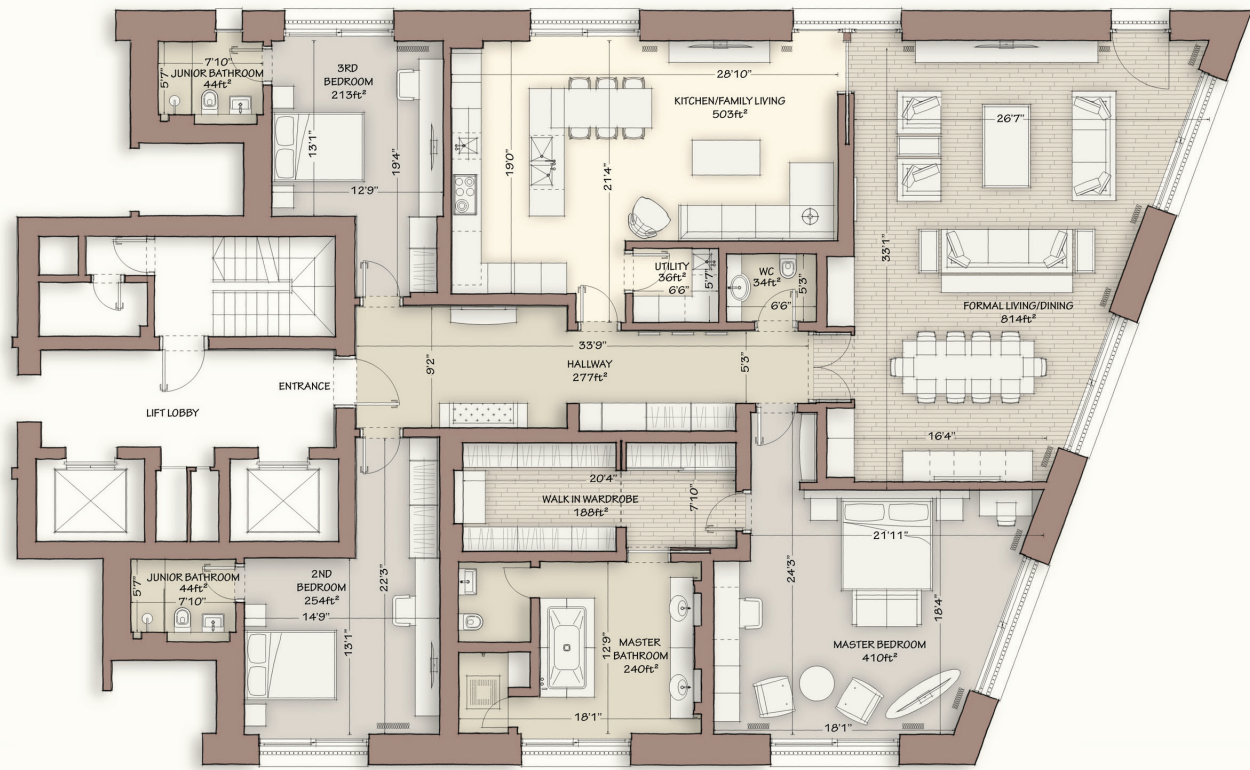


Bedroom 3

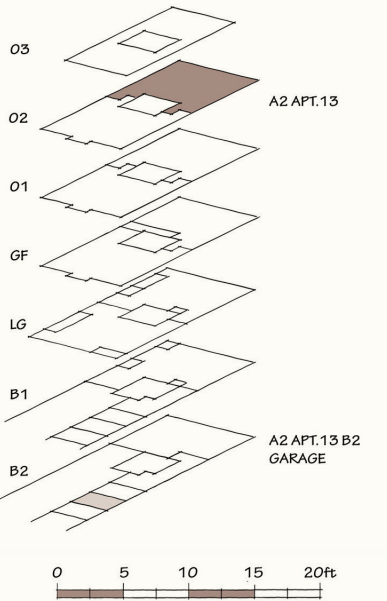


APARTMENT 13

SECOND FLOOR

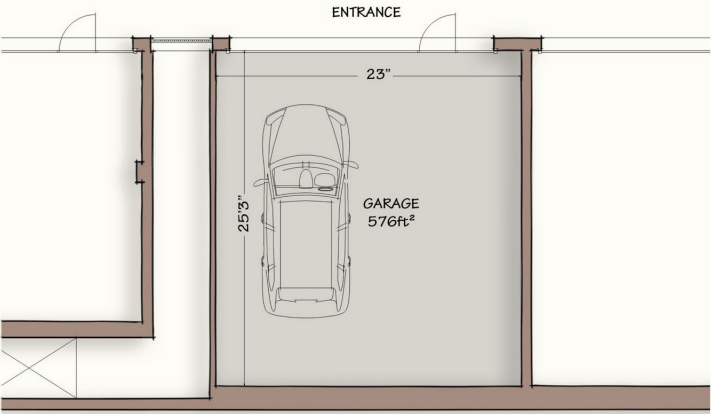


Second floor 3,176ft²
Basement level 2 576ft²
Total 3,752ft²

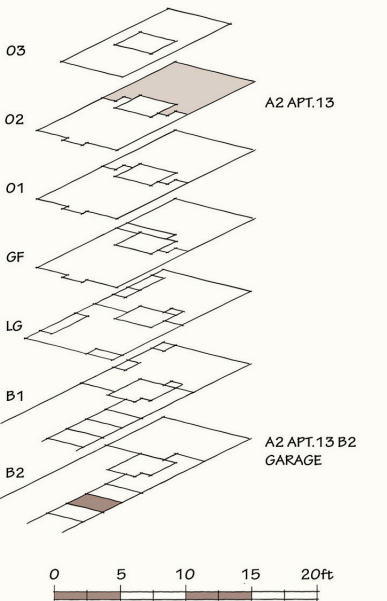


APARTMENT 13

BASEMENT LEVEL 2



Second floor 3,176ft²
Basement level 2 576ft²
Total 3,752ft²



APARTMENT SPECIFICATIONS

Security And Access Control

- Secure monitored gates with key fob access
- 24-hour concierge at main entrance to development
- Intruder alarm system with signalling to on-site security and management team
- Site-wide security monitoring with camera and intruder alarms linked to on-site security and management team
- BPT Mitho video entry system or similar

Underground Car Park

- Fairfaced blockwork and resin screed
- High quality doors to core entrances and steel doors to plant and back of house areas
- Soffit-mounted ambient lighting and feature lighting to columns and pedestrian walkways

Private Garage

- Minimum two generously sized parking spaces in private garage within secure underground car park
- Storage space
- Sectional overhead door with automatic operation
- Personnel door & feature lighting
- Resin painted floor and fairfaced blockwork/ concrete walls and ceilings

Lighting/Power/Audio Visual

- Recessed downlighters and spotlights with wiring provision for additional client - supplied feature lighting in principal rooms
- Hidden lighting to coffers
- Provision of combined TV/Satellite system providing digital terrestrial and digital satellite signals to principle rooms via communal service
- Provision of Cat 6 data infrastructure and outlets in main habitable rooms
- Wifi provision throughout
- Provision (structure, power, control cabling) for automated curtains + blinds to principle rooms (tracks and automation system excluded)
- High quality Wandsworth stainless steel switches and sockets (plastic in cupboards and unseen areas)
- Provision (structure, power, control cabling) for automated blinds to roof lights (tracks and automation system excluded)
- TVs in bathrooms
- Electrical (power/data)

External Windows/Doors

- Window / Doors by Schuco - the premier manufacturer of Aluminium Glazing

Joinery

- All to HV standard details with flush veneer solid timber or mirror doors
- Main hallway cloak cupboard
- Bathroom cabinets
- Master, second and third bedroom wardrobes
- AV store

Heating/Cooling

- Comfort cooling and heating equipment selected by HV from Daikin/ Mitsubishi/ Sanyo to all principle rooms (excluding bathrooms, utility and dressing rooms) achieved by means of concealed refrigeration system
- Remote handset control for individual rooms and option for connection via personal Ipad or similar providing control from any worldwide location
- Electric under floor warming to all principle rooms.
- Electric stainless steel towel warming radiators by JIS from their Sussex Range to bathrooms, with timer control
- All hot water provided by apartment's own plant room.

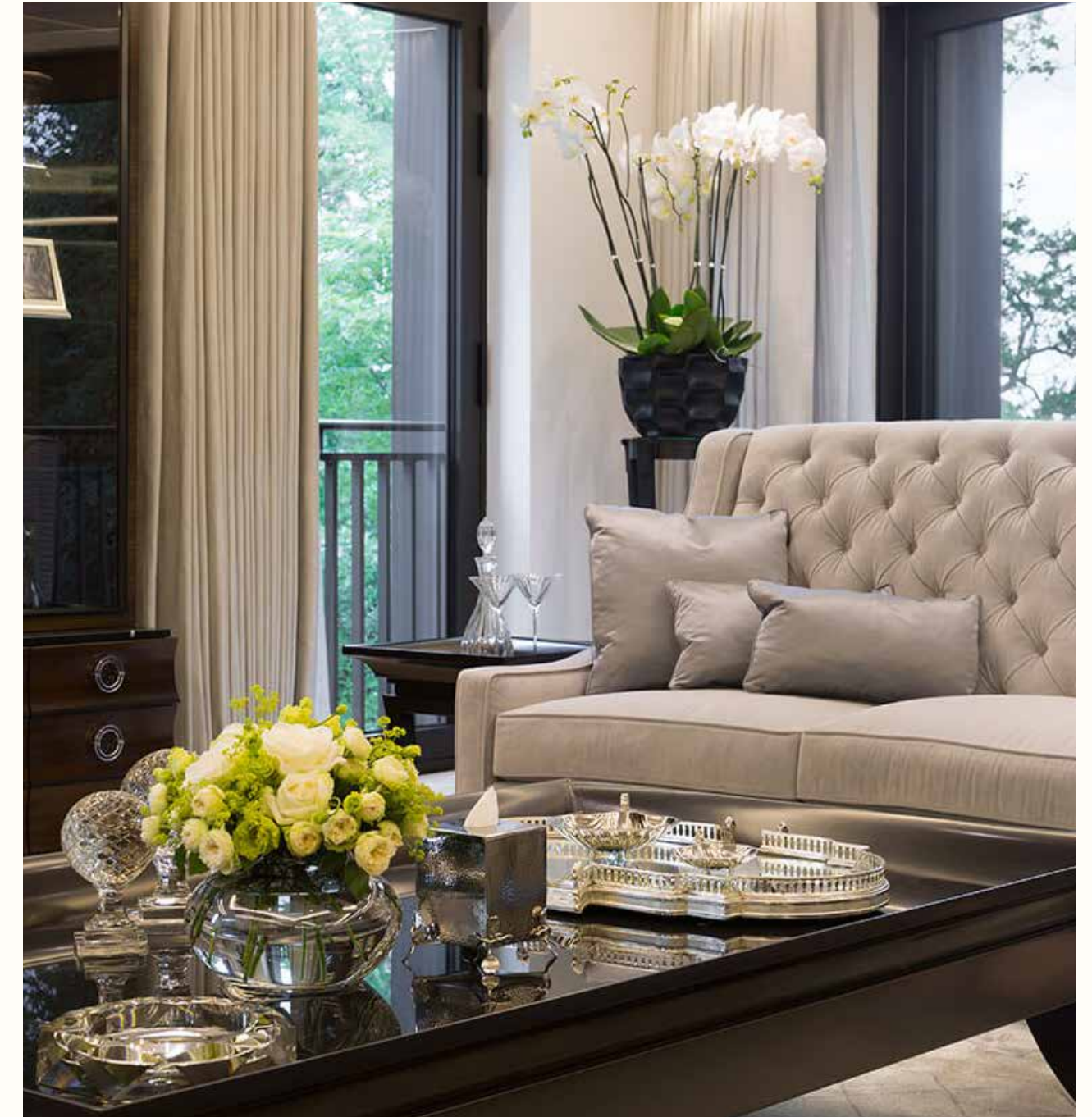
Kitchen/Utility Room

Kitchen

- Luxury kitchens selected by HV as manufactured by HV/Siematic/ Poggenpohl/ Bulthaup or similar with purchaser choice of finish options
- Gaggenau or Miele appliances
- Integrated fridge-freezer by Gaggenau and built-in wine cooler
- Sink with integrated waste disposal unit and soap dispenser
- Dishwasher
- Granite worktop
- Choice of various timber or matt lacquer colour finishes to wall units, choice of worktop and wall cladding colour options

Utility

- By Crown Imperial/ Kingswood
- Corian worktop
- Wall tiling in porcelain
- Porcelain floor
- Miele washing machine, tumble dryer, and sink



PROPERTY MANAGEMENT & MAINTENANCE SERVICES

“Effortless Living”

- On Site - Estate Manager during office hours
- On Site - Concierge, handyman and a helping of maids
- On Site - Mercedes people carrier for local pick up and drop off
- On Call - HV electricians, plumbers, tradesmen and others
- Ten Concierge - Lifestyle services for restaurant bookings, travel etc.

- Over and above normal service such as window cleaning, concierge services (optional)
 - Daily maid service
 - Professional car valeting service
 - Commercial laundry and ironing room
 - Dry cleaning - collect and deliver service
 - Day room for client’s own staff
 - On site personal trainer, nutritionist and massage therapist available (by advance reservation)
 - Daily deliveries from Harrods food and local delicatessens
 - Newspaper and post-delivery to door

Security

- 24 hour Concierge, 365 days per year
- 36 CCTV cameras monitoring internal and external areas
- Fully gated development with Paxton access systems for the main entrance and individual building entrances
- On approach the main gates will open enabling the resident to drive straight into Buxmead
- All private garages are security controlled





Residents' Amenities Floorplan

RESIDENTS' AMENITIES

Stay Healthy

- First 25 metre indoor pool in any development in North London – private booking possible
- 6-person capacity spa pool, steam room and sauna complete with chromotherapy
- Treatment rooms designed to accommodate extensive range of treatments including hairdressing and couples massage
- State of the art Technogym equipment providing a fully integrated collection of cardio, strength and functional products

Do Business

- Boardroom with video conferencing facilities
- Two Fully equipped private offices
- Secretarial services can be provided (optional)
- Sofa Room – seating for 8 persons

Relax

- 18-person capacity 'Dolby Atmos' professional standard cinema with Poltrona Frau leather sofas
- Ability to watch new releases at the same time as high street cinemas
- Games room with tournament size pool table, table tennis, table-football, PlayStation centre

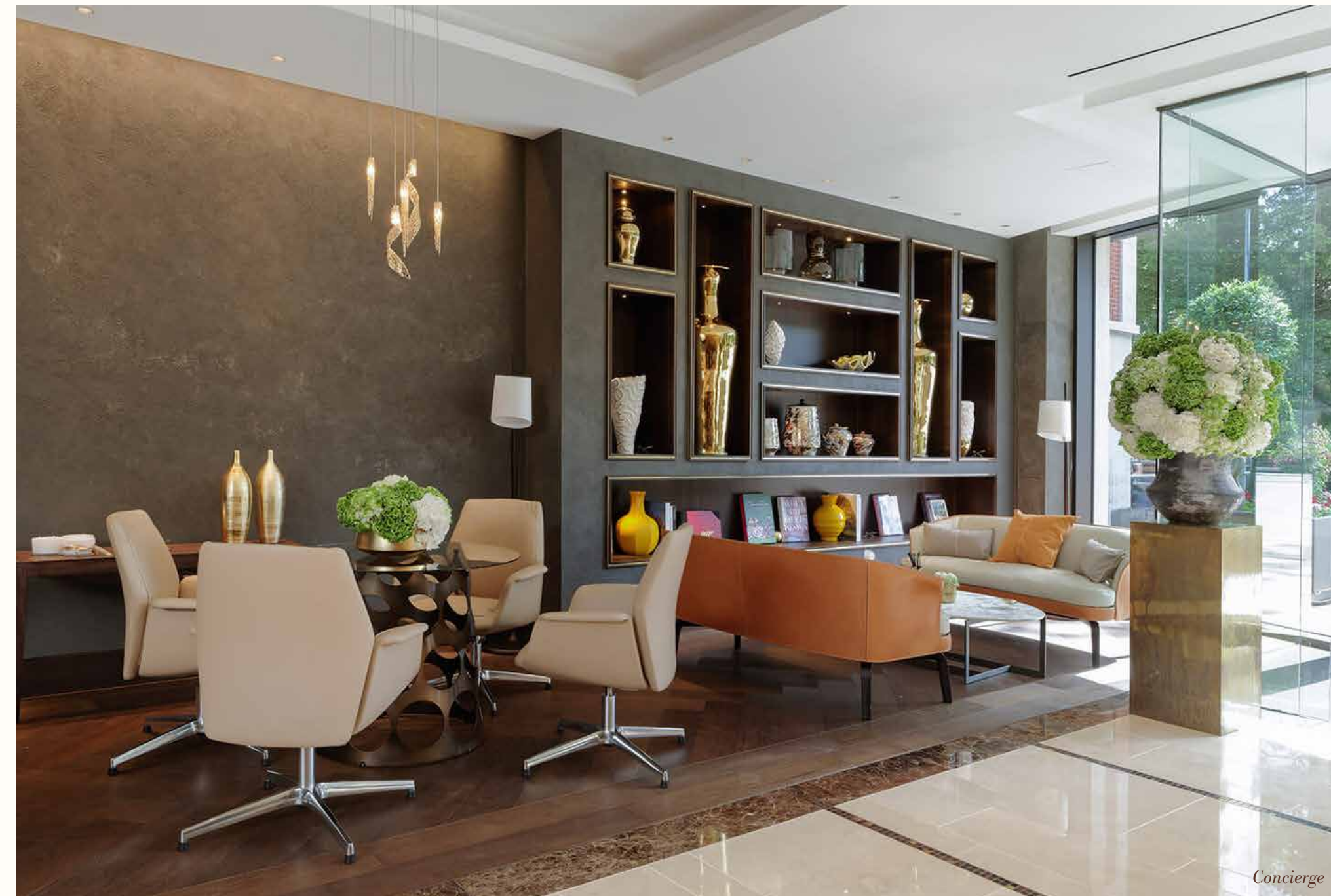
Entertain

- Spacious Residents Lounge - equipped in the same way as a first class airline suite
- Concealed speakers fully calibrated to each space providing amplified music
- Residents bar – serviced by staff as required
- Barista coffee machine providing instant first class cappuccino / espressos
- Light refreshments available
- Professional kitchen
- Grand dining room providing seating for 18
- Standing Reception for 100+ guests





Concierge Entrance



Concierge



16-person Private Dining Room or Boardroom



Residents' Lounge and Bar



18-person Cinema



Residents' Games Room



Technogym



Treatment Room



25m Swimming Pool

HARRISON VARMA

Harrison Varma is a boutique design-and-build company specialising in the creation of individually crafted, contemporary, luxury homes built to the highest standards. It has its own workforce of over 100 specialist and craftsmen and an independent joinery company. Over the fifteen years since its inception Harrison Varma has built a reputation for exceptional quality and design and is the most reputable developer of luxury homes in the Hampstead, Highgate and Kenwood area.



Anil Varma
Harrison Varma
0208 815 1400 anil@buxmead.co.uk

|
brought to you by
HARRISON
VARMA
◆◆◆

 glentree
NEW HOMES
Jeremy Gee
+44 (0)20 8458 7311
glentree@buxmead.co.uk

Stephen Lindsay
+44 (0)20 3043 3600
savills@buxmead.co.uk





brought to you by

HARRISON
VARMA

