

SPACE

ATRIUM HOUSE

12B DENEWOOD ROAD
KENWOOD

light
SPACE
comfort
security
luxury

Nestled in the heart of Kenwood, Atrium House is a strikingly individual, contemporary home, privately situated behind automatic gates for added security.

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.



Space

9231 SQ
FT

Atrium House provides a unique opportunity to reside in this highly sought-after location, with over 9,200 sq ft of indulgent living accommodation. Set over three floors, the vast kitchen/breakfast/family room, equally spacious drawing and dining rooms and a study complete the ground level, while the upper floor features five luxury bedroom suites. Downstairs, a cinema, gym, steam room, swimming pool and a wine cellar completes the picture. The house also offers guest/staff accommodation.



GLASS MARBLE

A breathtaking double-height 'glass box' atrium-style entrance hall is bathed in light, and welcomes you into this truly distinctive property. The beautifully crafted bespoke feature staircase provides a dramatic focal point and leads the way to the luxurious bedroom accommodation above and the swimming pool and leisure complex below.



The bespoke fully-equipped kitchen features silk Georgette floors

Every need has been considered in the spacious kitchen/breakfast/family room that is destined to become the heart of the home.

Well-planned space and state-of-the-art appliances combine to cater for every aspect of contemporary living.



The stylish kitchen
is skillfully designed
to enhance
everyday living



The kitchen boasts an array of
carefully considered, intriguing
'hidden' features such as an
integrated hob, fully-rotating
pop-up television and a dumb
waiter concealed behind
cleverly designed shelving.





AIRY

BRIGHT

The light-filled reception room is cleverly designed with zoned areas for entertaining and dining. These areas can be separated by beautifully crafted sliding doors or opened out into a vast, bright and airy space, perfect for entertaining on a grand scale.



Floor to ceiling doors overlook the garden and tranquil water feature, providing the perfect backdrop to your entertaining space.

Dramatic design
and skillfully crafted
with a blend of steel
and stone

STEEL | STONE



Custom made
joinery and luxury
finishes create a
sumptuous retreat



A lavish, opulent master suite totalling 943 sq ft occupies one side of the upper floor of this remarkable home. Featuring a sumptuous bedroom, with fully-fitted dressing room and a luxurious master bathroom, providing a true self-contained oasis.





A collection
of luxurious
light-filled
bedroom suites



Each of the remaining bedroom
suites offer indulgent private spaces
to relax and unwind. Ensuite bathrooms
are expertly finished in a selection of
stylish marble and stone wall and floor
coverings. Floor to ceiling windows in
every bedroom bring the outside in,
providing a calm oasis to each private
and individual space.

BRIGHT

AIRY



The opulent master bathroom epitomises luxury with its stunning use of marble and exquisite design.

Carefully sourced
marble creates an
individual feel in
every bathroom

FORM | FUNCTION



REFRESH

RELAX

The garden floor incorporates a fantastic leisure complex with a dramatic 12m x 4m swimming pool. A bank of bi-folding doors open to reveal a peaceful water feature, providing the perfect atmosphere to unwind.

Enjoy the latest new release in the comfort of your home with this fully equipped cinema room, featuring a 126" screen and concealed speakers with the very latest surround sound system.





Temperature controlled wine cellar to hold 236 bottles, plus space for crates.

Work off some steam in the gym before taking a swim in the pool or resting tired muscles in the steam room – it's all here waiting for you.



Highgate is situated at one of London's highest points and is loved 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, plus the golf courses at Highgate and neighbouring Hampstead.

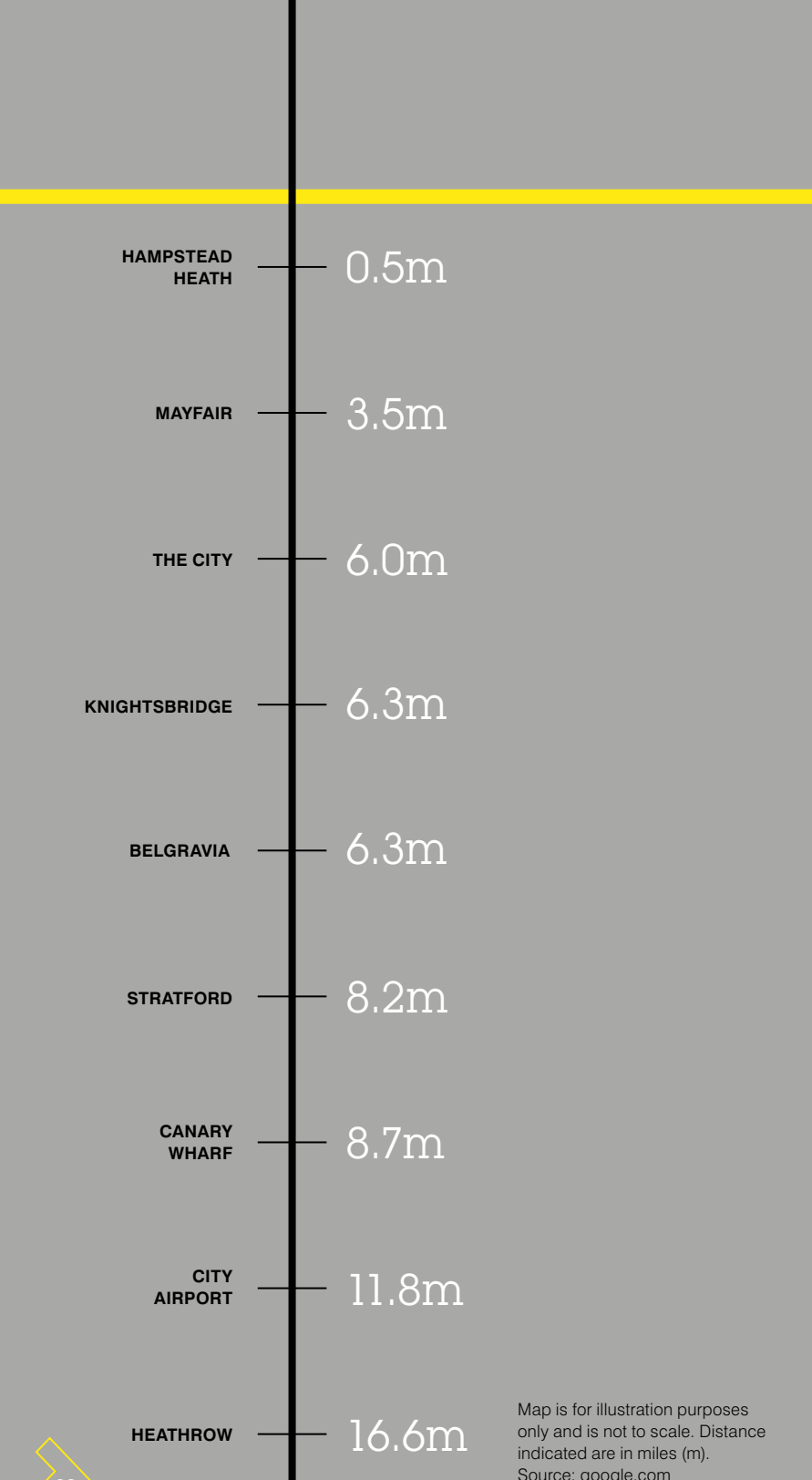
Images on this page are of Hampstead Heath and Waterlow Park



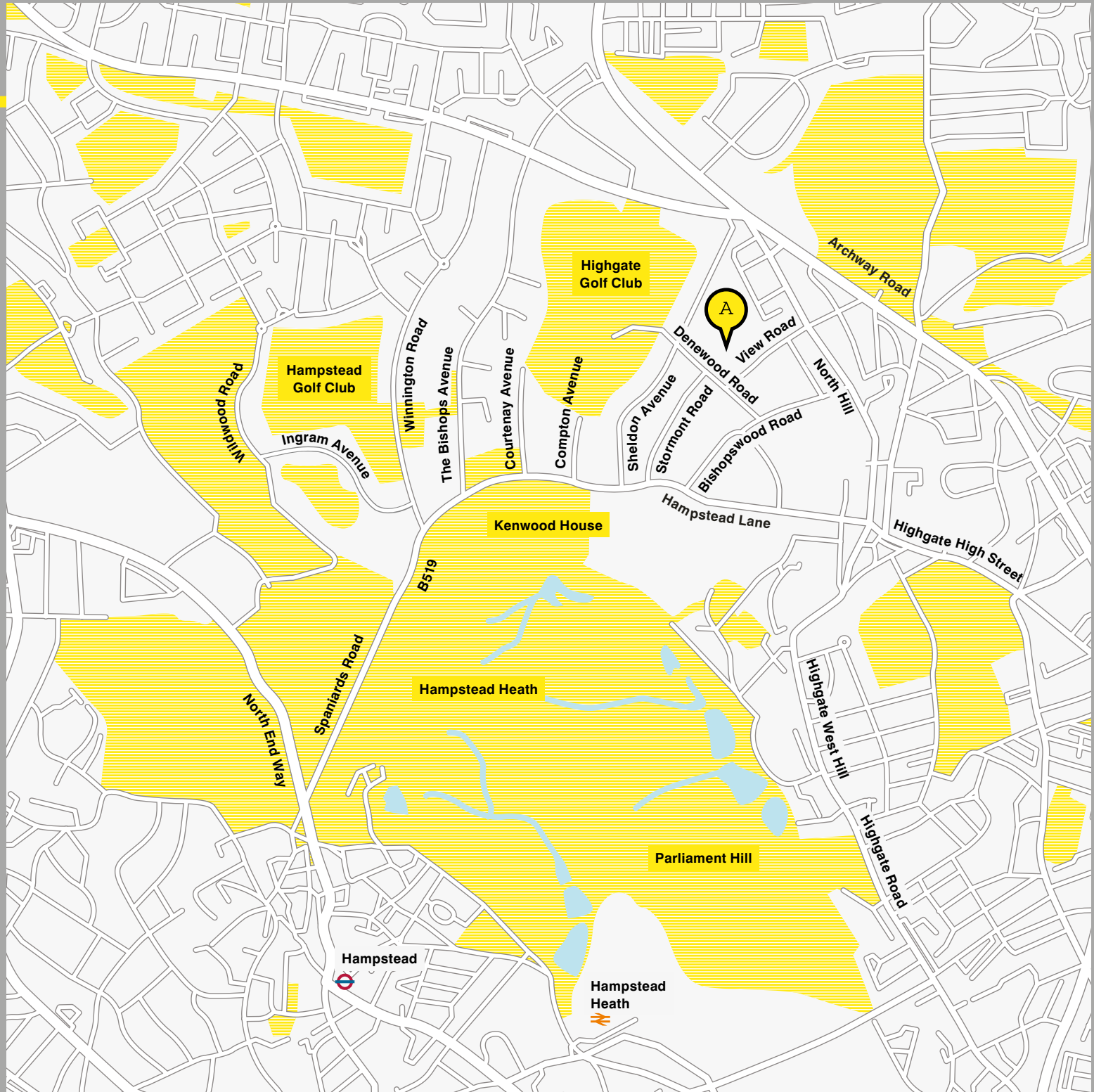
Explore the great outdoors, it's all on your doorstep.

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 on the left of Kenwood House
Images above of Highgate Village

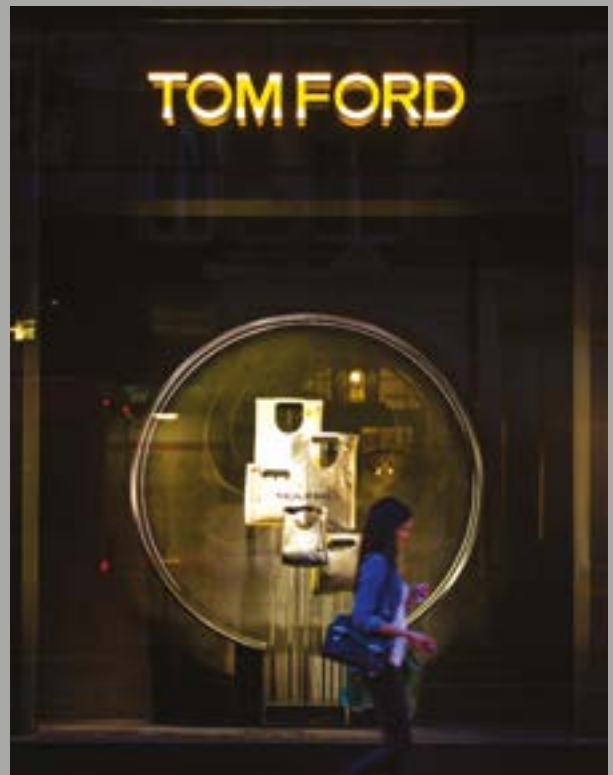


Map is for illustration purposes only and is not to scale. Distance indicated are in miles (m). Source: google.com



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.



Images on this page are of Brompton Road, Knightsbridge and Westminster

Highgate enjoys excellent transport links by road. 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.

TIMELESS | CONTEMPORARY

Kitchen

Mobalco kitchen with silk georgette floors

Miele appliances including large induction hob, extractor, 2 ovens, steam oven, warmer drawer, large fridge and freezer

Hot tap

Sink disposal unit

Dumb waiter accessing 1st floor and leisure floor

Pop-up TV in worktop

Pantry with wine cooler

Bathrooms

Custom made cabinetry

Underfloor heating

Heated towel rails

Waterproof television to master bathroom

Gessi sanitaryware to master bathroom including a round bath and floor standing tap

Sanitaryware by Gessi, Bette and Catalano to all ensuites and WCs

Book matched statutory marble flooring and walk-in marble shower area with polished plaster on the remaining walls to master bathroom

Carrara marble to floor and walls in guest bedroom ensuite with feature shower wall in contrasting Matrix marble

Carrara marble floor and walls to ensuite 3, 4 & 5

Master bedroom

Fully self contained master bedroom suite

Fully carpeted bedroom and dressing room with custom made joinery

Sliding doors to private balcony

Bedrooms 2, 3, 4 & 5

Fully carpeted

Custom made cabinetry

Cinema

Fully carpeted

126" screen and concealed speakers incorporating the very latest integrated surround sound system

Sink, fridge and microwave

Bespoke joinery

Swimming pool

Porcelain tiled, level decked pool

Feature wall, including mirrors, stone and lighting, runs full length of pool

Doors opening onto small courtyard

Pool size:12m x 4m

Steam room

Interior finished in Tadelakt

Gym

Glass walled gym area

Mirrored walls

Specialist gym flooring

Automatic lighting

Changing room/wc

Porcelain tiled floor with Tadelakt to walls

Catalano sanitaryware

Walk-in shower

Wine cellar

Room for 236 bottles and temperature controlled to maintain a constant 14°C throughout the year

Laundry room

Laundry chute fitted from first floor to laundry room

Fitted Miele washing machine, Miele tumble dryer and sink

Heating & cooling

Comfort cooling throughout

Heating and hot water generated by low emission, high energy gas fired boilers

All bedrooms, kitchen, reception room, dining room, study, gym and cinema 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

Fully controlled and ventilated pool environment to maintain constant air temperature and humidity

Swimming pool heated by central boiler and reclaimed heat from ventilation system to reduce CO emissions

UV water treatment to keep pool clean, clear and without chlorine odours. Cartridge filters remove microscopic material

Basement areas of stone flooring, including bathrooms provided with temperature controlled warm floors

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

Windows & doors

Floor to ceiling metal windows with double glazed units

Oversized, whitewash stained, oak veneer internal doors with satin stainless steel ironmongery

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

Staff suite

Bedroom with fitted joinery

Ensuite bathroom

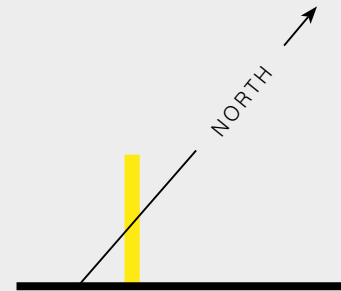
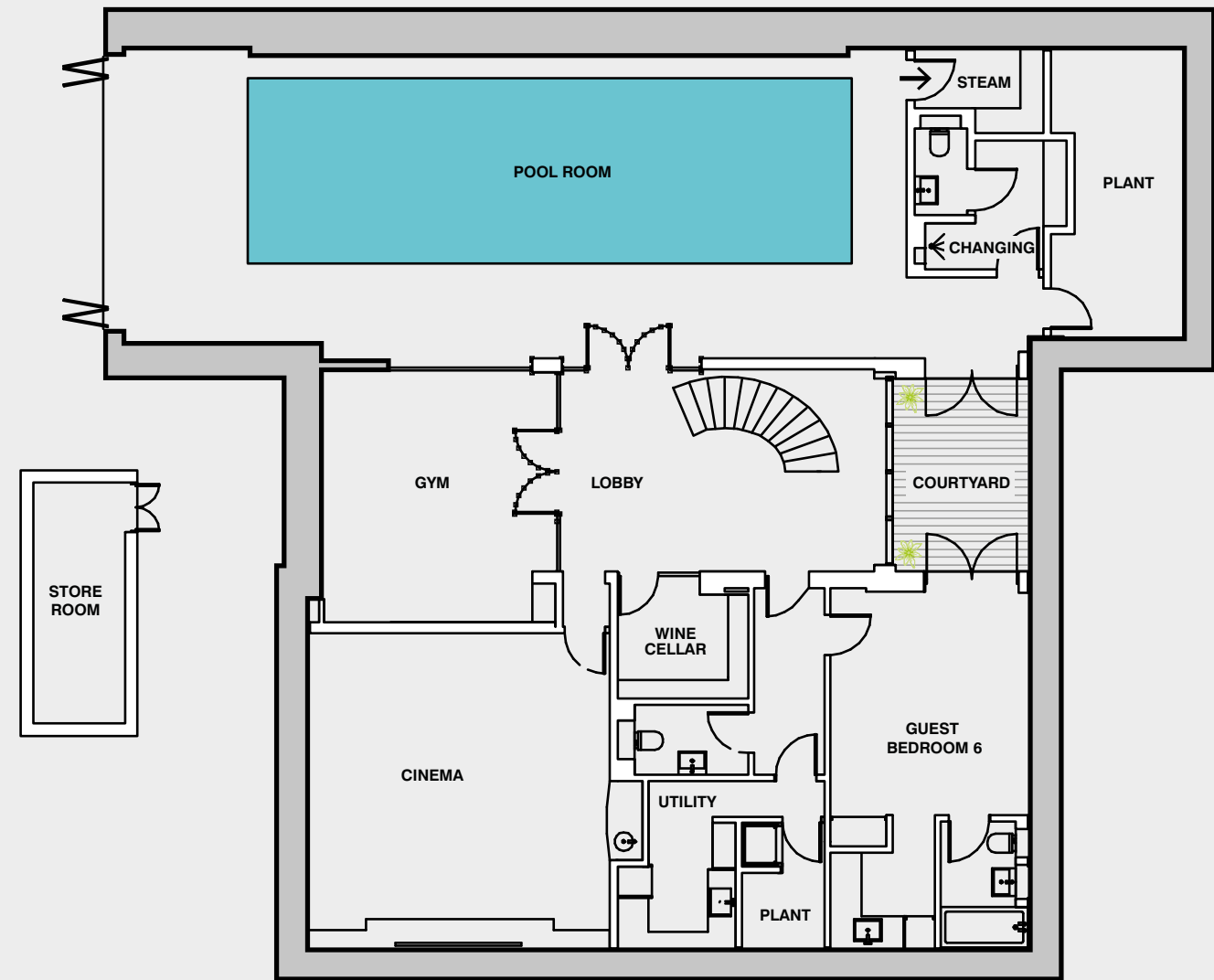
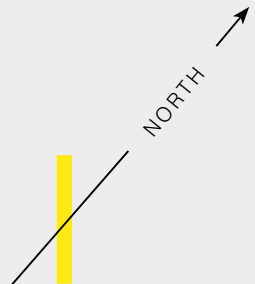
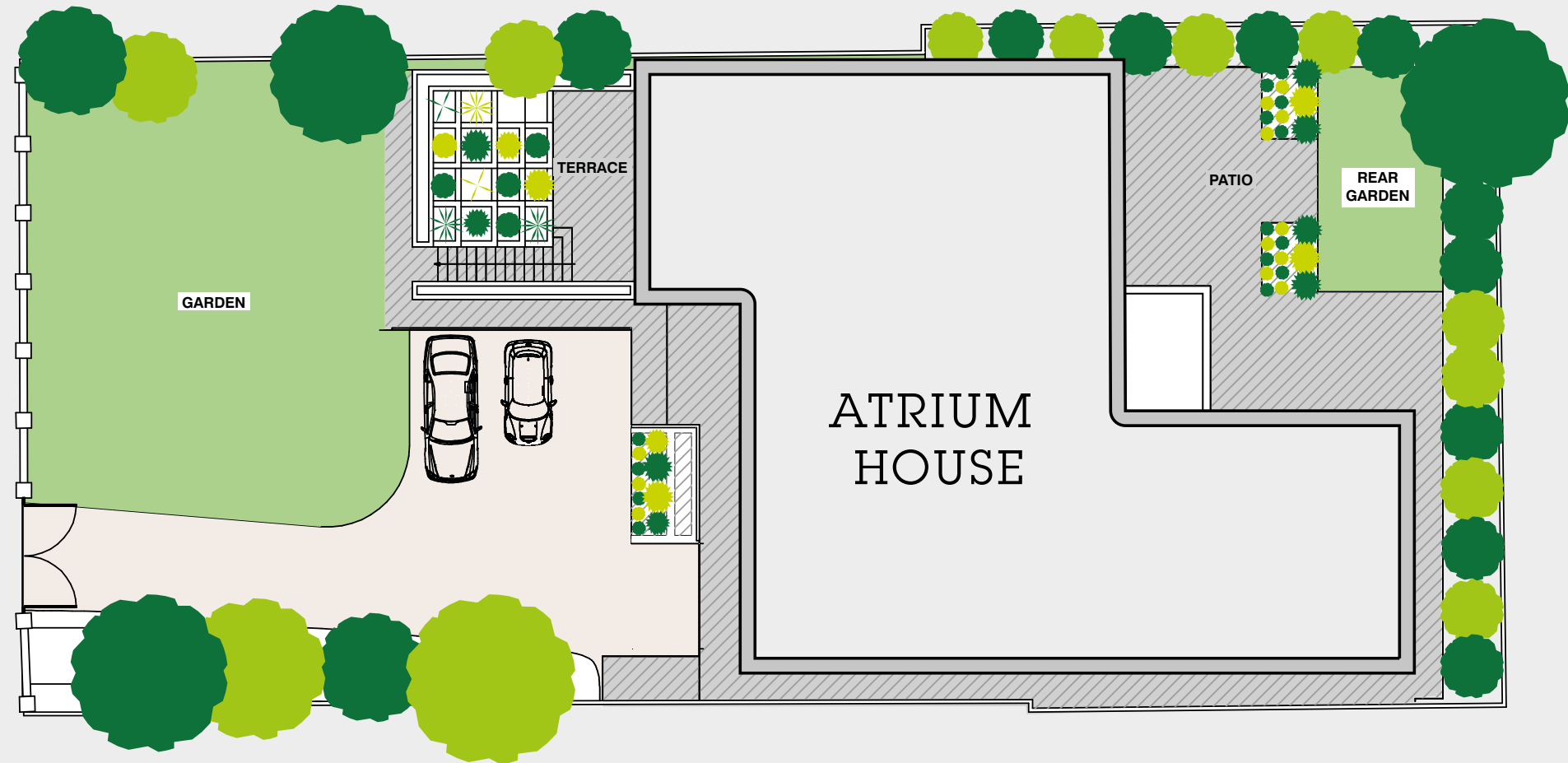
Kitchenette including; 2-ring hob, sink, oven, stone worktop and fridge freezer

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

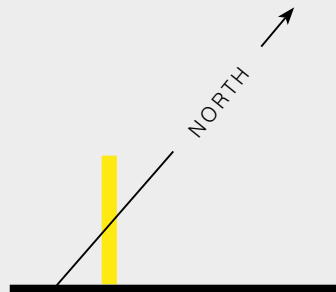
Grade 3 BS EN 50131 security intruder alarm systems installed, with all windows and doors protected by Viper vibration sensors to ensure the alarm system activates before an intruder has a chance to enter the house

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

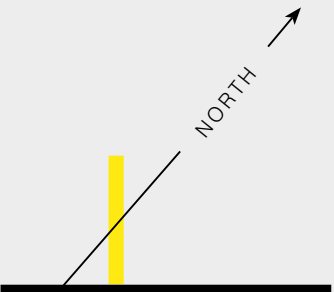
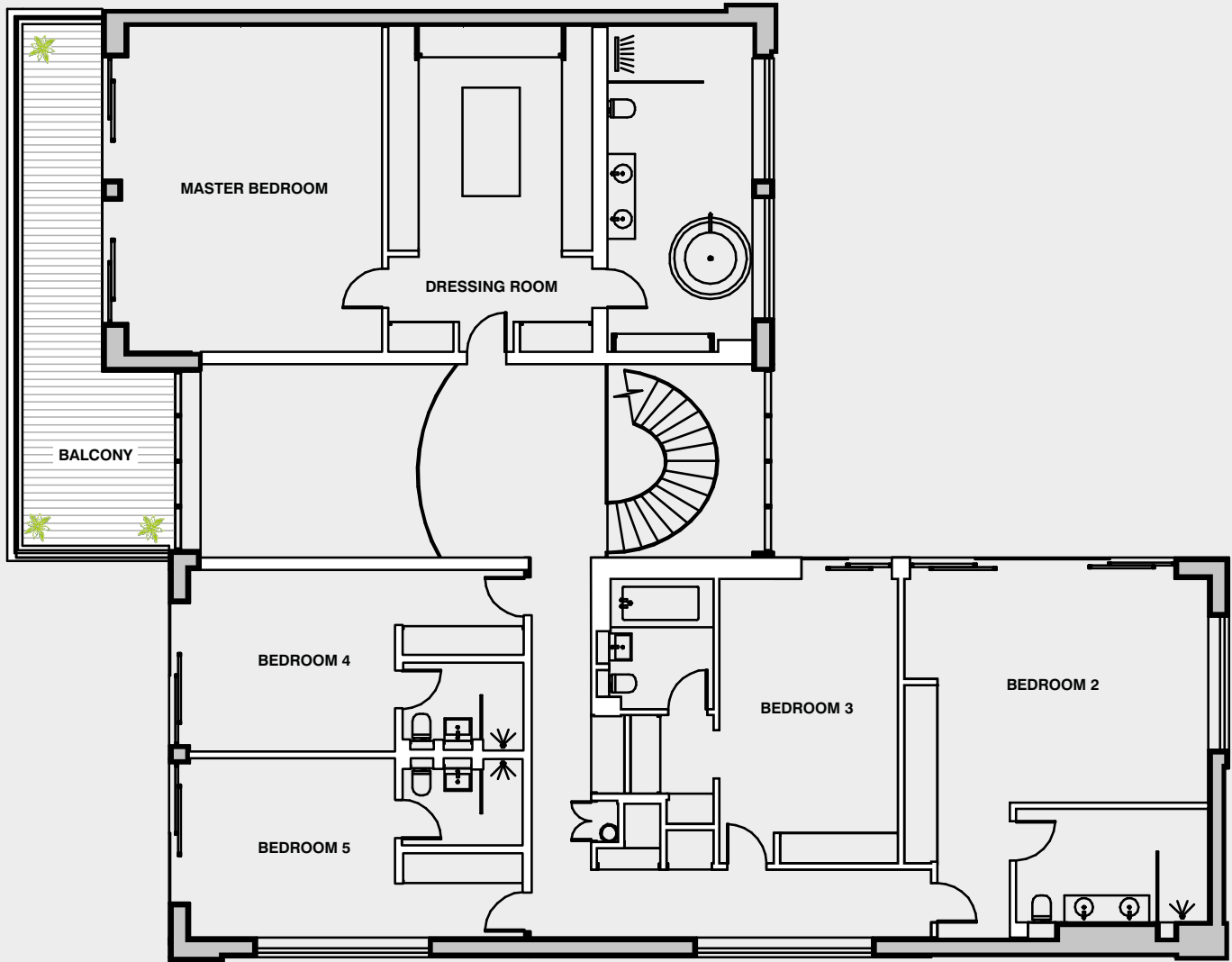
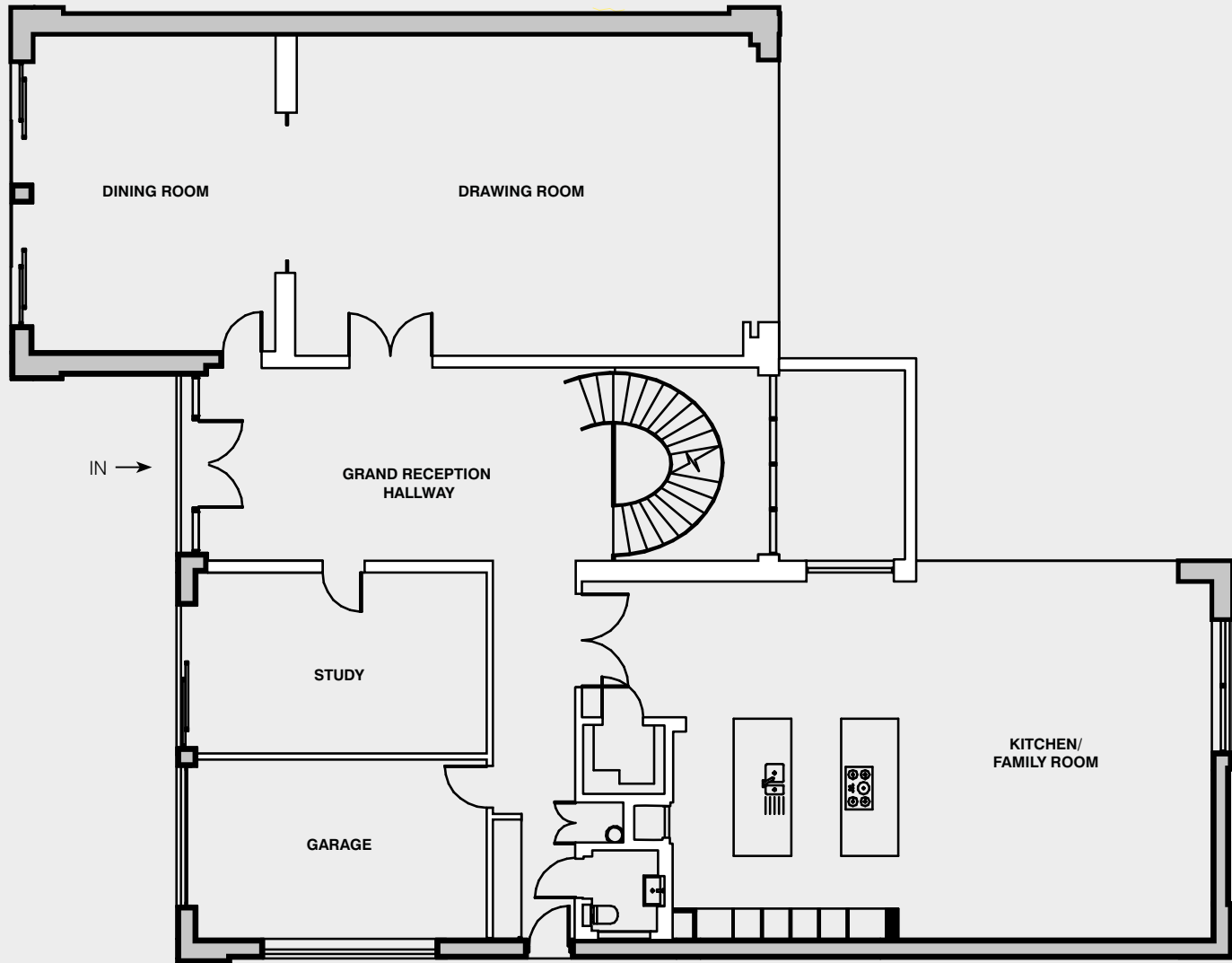


Guest bedroom 6	4.3m	x	3.9m	14'2"	x	12'11"
Pool room	15.9m	x	6.0m	52'1"	x	19'9"
Gym	5.0m	x	4.7m	16'5"	x	15'5"
Cinema	6.3m	x	6.0m	20'8"	x	19'7"
Store room	4.8m	x	1.8m	15'9"	x	5'11"

GROUND FLOOR



- Grand Reception Hall**
8.6m x 4m 28'1" x 13'0
- Kitchen/Family room**
11.2m x 7.4m 36'8" x 24'4"
- Dining room**
6.5m x 5m 21'5" x 16'6"
- Study**
6m x 3.7m 19'7" x 12'4"
- Garage**
6m x 3.8m 19'7" x 12'4"



- Master bedroom**
6.7m x 5.2m 22'2" x 17'2"
- Dressing room**
6.6m x 4.2m 21'9" x 13'10"
- Bedroom 2**
6.3m x 4.6m 20'7" x 15'2"
- Bedroom 3**
5.9m x 3.7m 19'4" x 12'1"
- Bedroom 4**
4.3m x 3.8m 13'11" x 12'4"
- Bedroom 5**
4.3m x 3.8m 13'11" x 12'4"

FIRST FLOOR



ELEGANCE



CRAFT

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 Atrium House.

Joint selling agents

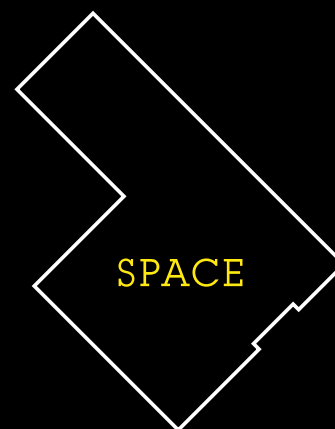


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2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The 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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