



NORRICE LEA, N2



A MAGNIFICENT FAMILY HOME WITH STYLE, SOPHISTICATION, AND EXQUISITE ELEGANCE



Hampstead Garden Suburb is a highly desirable neighbourhood, long sought out by those seeking privacy and picturesque leafy surroundings. A twenty-minute drive into Central London makes the location a perfect retreat from bustling city life.

At the top of the street, on Hampstead Lane lies Kenwood House, an English Heritage site with breathtaking grounds, open to the public and leading on to Hampstead Heath.





With a unique architectural design, ample living and entertaining space, this house boasts both size and scale. This spectacular family home is set back from the road, providing complete privacy and peaceful surroundings.



Measuring 12,776 sq. ft. and spanning just four floors, all of which are serviced by an internal lift, this is the perfect family home. Seven bedroom suites are well appointed over the first and second floors, whilst further staff accommodation is located on the lower ground floor with an abundance of natural light streaming throughout the residence.

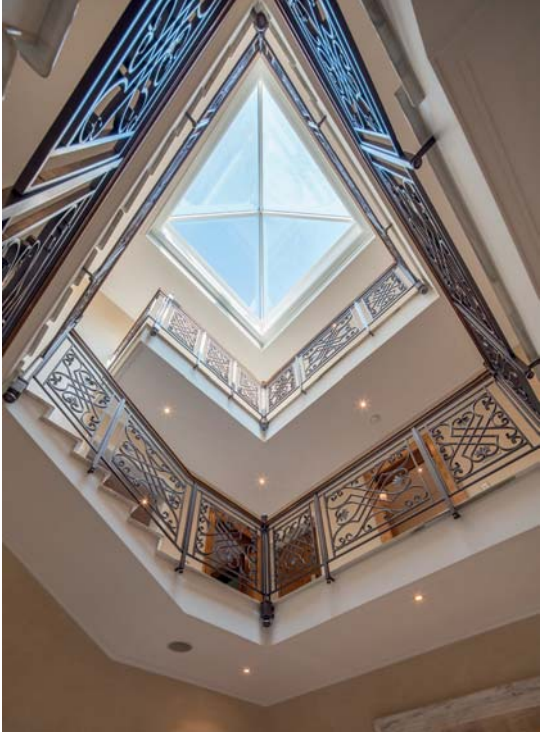
The principal entertaining rooms flow seamlessly with the south-facing landscaped gardens. Polished Italian marble floors flow continually through the residence, adding to the grandeur of the property.











The main entrance hall enjoys plentiful natural light beaming through a central skylight. The double aspect reception rooms, kitchen and breakfast room each have glazed French doors, which lead onto the stone patio and gardens beyond.







As you ascend the marble staircase to the first floor, the master bedroom suite boasts his and hers bathrooms and fitted walk-in wardrobes as well as a balcony, overlooking the exquisite landscaped exterior.



All first and second floor bedroom suites feature bespoke walk-in dressing rooms and en-suite Italian marble bathrooms. A kitchenette is located on each floor.

Every detail, room, fixture and fitting has been carefully considered to make this home an exemplary example of luxury living. Audio-visual facilities are provided throughout the home and include a Crestron multi-room audio system.



The opulence and elegance of the three upper floors continues seamlessly in the lower level of the residence. Descend a beautifully lit staircase to reveal a space dedicated to rest and relaxation featuring a cinema, which boasts state-of-the-art audio-visual technology.

A bar area allows the space to be transformed for entertaining whilst a separate spa area featuring a gymnasium, sauna and steam room are conveniently located.





The lower ground floor utilises mosaicked lightwells to allow natural light to travel throughout whilst adding a unique design element. Further amenities include; a wine cellar, underground parking with car lift, staff quarters, utility room, cold room and ample storage.





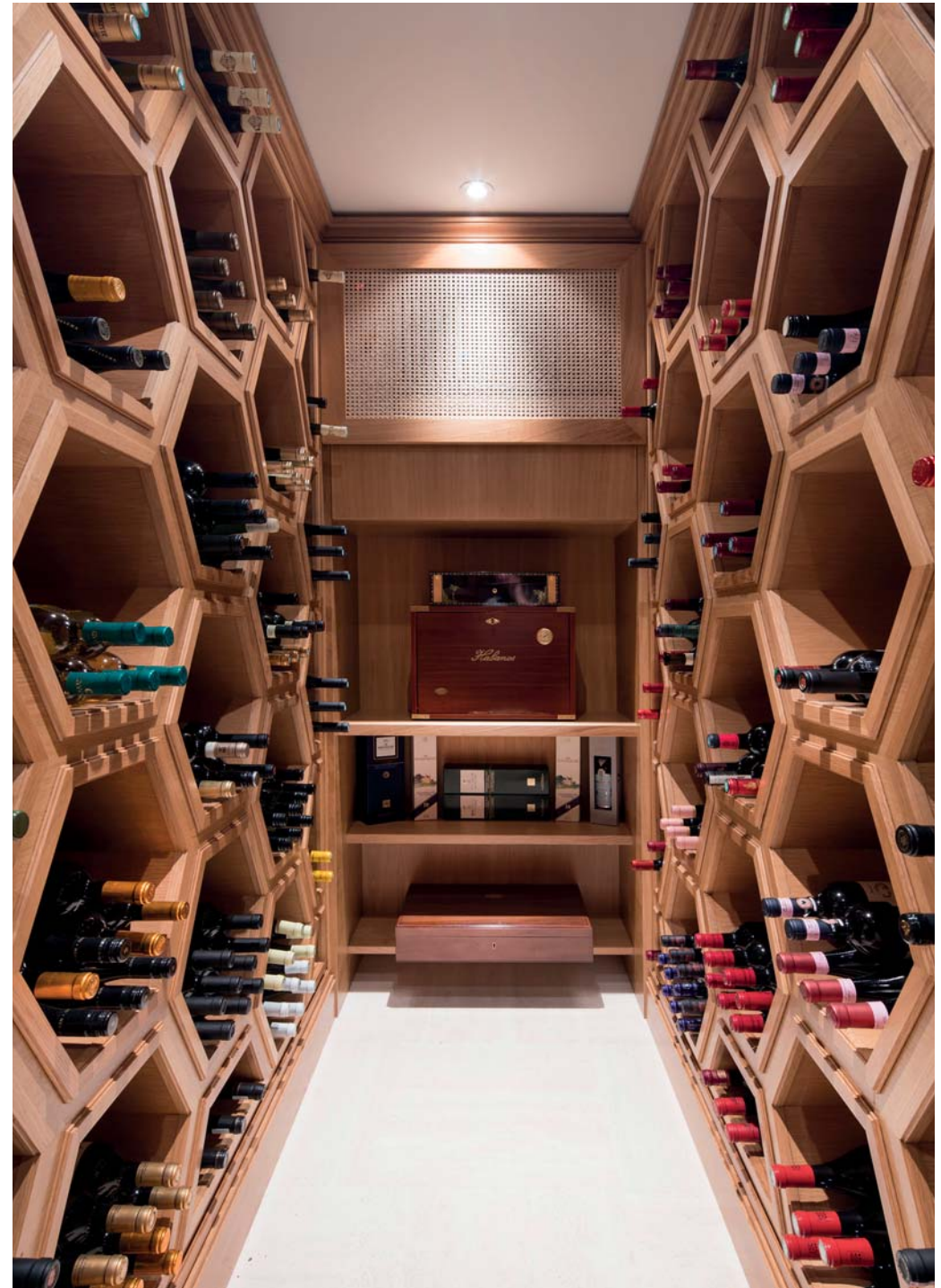
The award winning landscaped garden has been recognised by BALI (British Association of Landscape Industries) National Landscaping Awards as of an exceptionally high standard. The spacious exterior is beautifully designed with manicured lawns and a covered barbeque gazebo, which provides additional outdoor entertaining space.





## SPECIFICATION

- | Underfloor heating
- | Air conditioning
- | Lutron lighting
- | Crestron media/audio visual
- | Heated driveway
- | Internal lift
- | Car lift
- | Poggenpohl kitchen
- | Gaggenau appliances
- | CCTV cameras
- | Outdoor BBQ
- | Basketball court
- | Water feature







#### LOWER GROUND FLOOR

Entertainment room | Bar area | Cinema room | Wine cellar  
Spa with sauna and steam | Gymnasium | W.C | Underground  
parking for six cars | Cold room | Staff accommodation  
Kitchenette | Utility room | Storage

#### GROUND FLOOR

Reception and Drawing rooms | Kitchen | Breakfast room  
Dining room | Study | Cloakroom | W.C

#### FIRST FLOOR

Master suite | His and hers dressing room | En suite bathrooms  
Terrace | Two further bedrooms with dressing rooms and  
en suite bathrooms | Kitchenette

#### SECOND FLOOR

Four double bedrooms with dressing rooms | Four en-suite  
bathrooms | Kitchenette

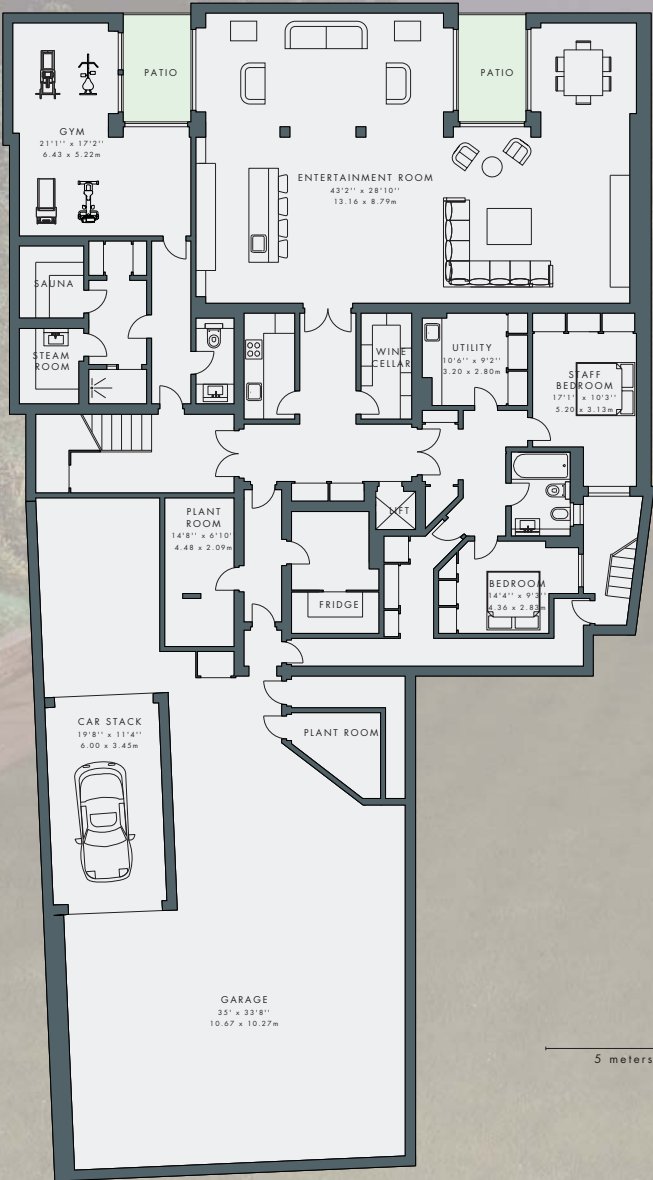


# FLOOR PLAN

TOTAL GROSS INTERNAL AREA (APPROX.)

12,776 SQ FT / 11,87.40 SQ M

Including Garage & Restricted Height Area



LOWER GROUND FLOOR



GROUND FLOOR

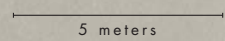
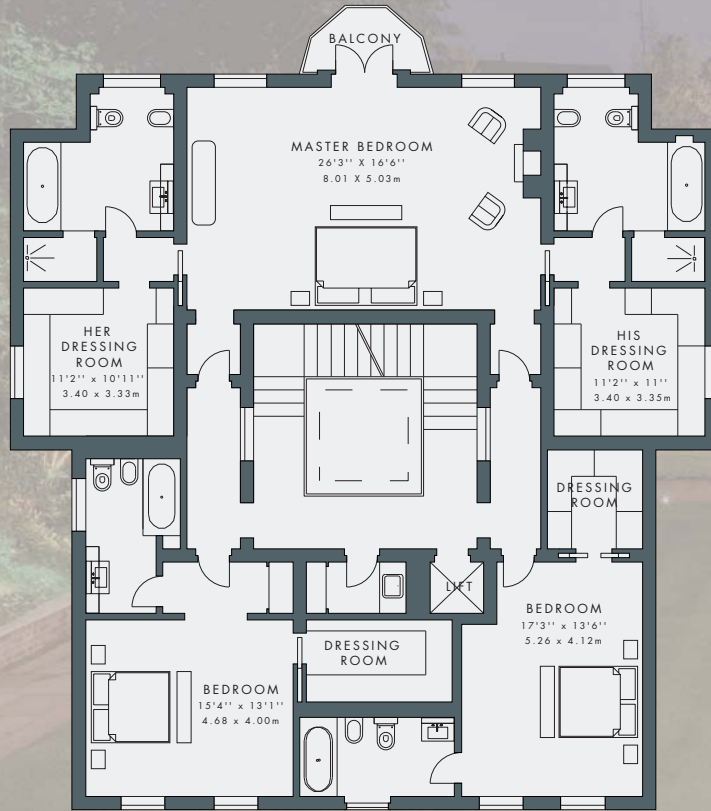
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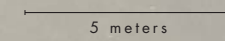
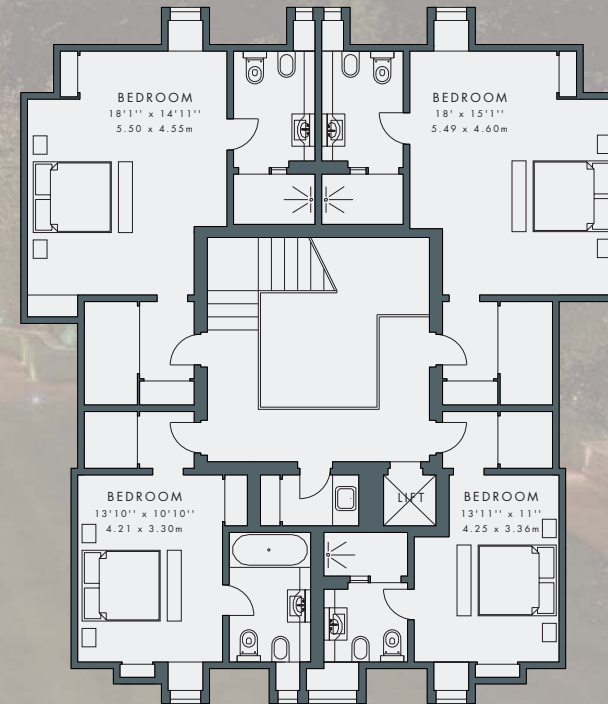
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FIRST FLOOR



SECOND FLOOR

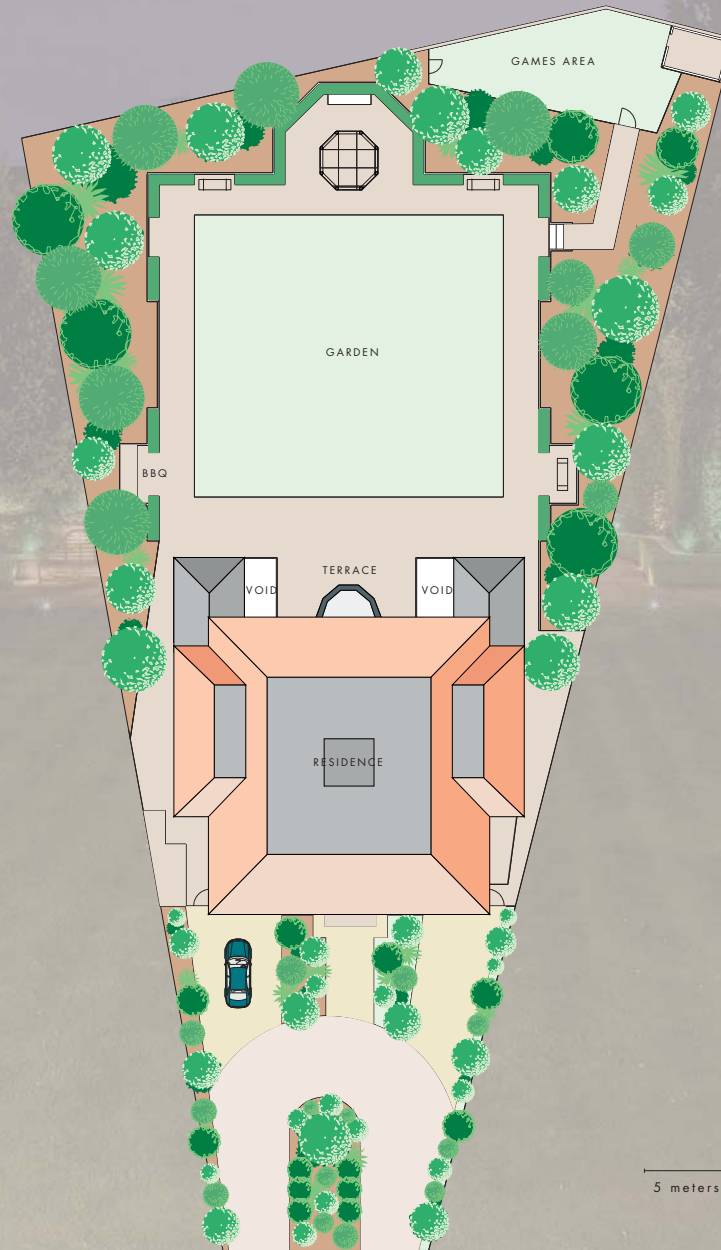
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5 meters

GARDEN

Not to scale



VIEWING Strictly by appointment only.

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