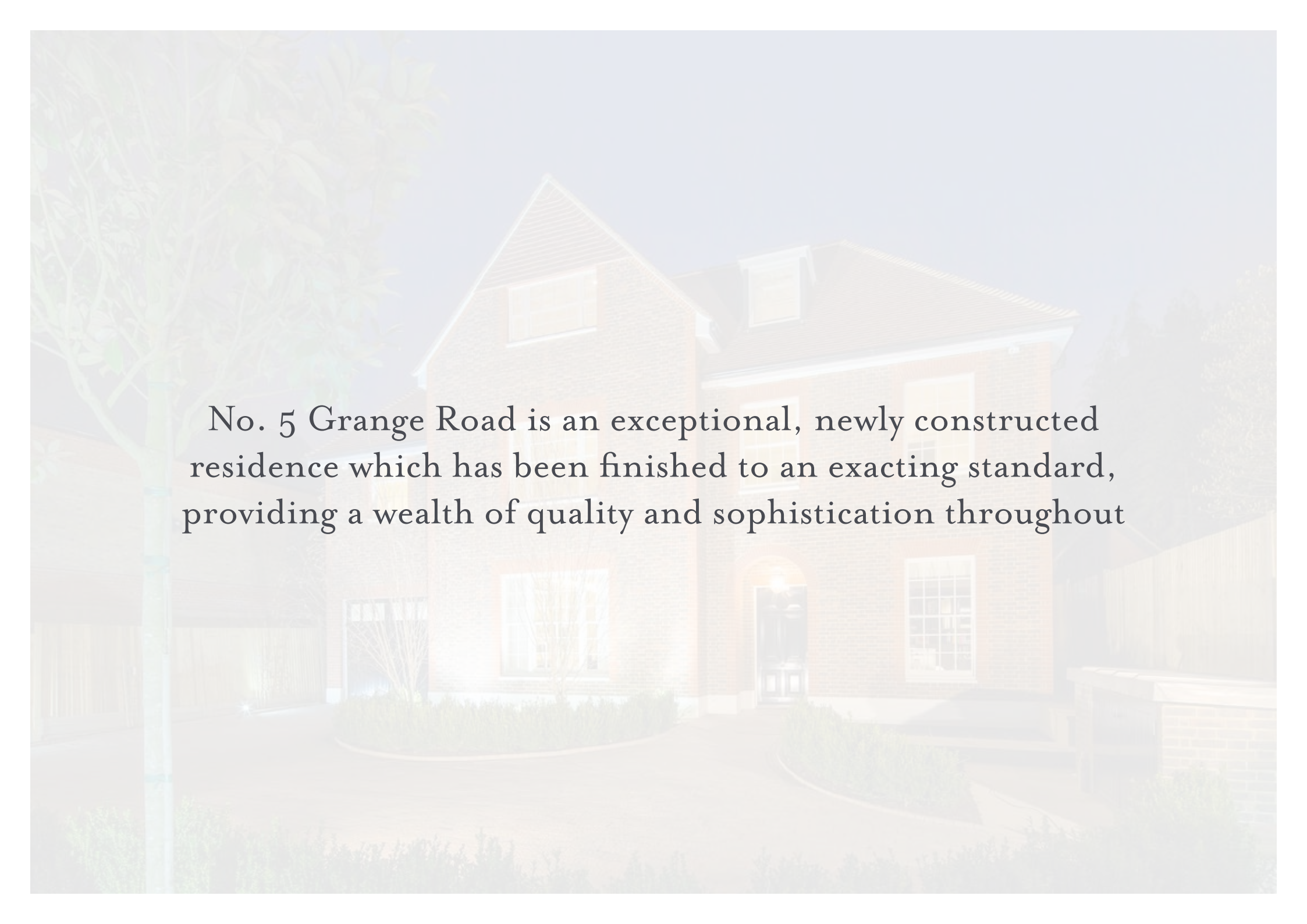


No.5 Grange Road

KENWOOD N6

kearsley



No. 5 Grange Road is an exceptional, newly constructed residence which has been finished to an exacting standard, providing a wealth of quality and sophistication throughout







Situated on a tranquil, private road is No. 5 Grange Road, an exceptional, newly constructed, detached residence which has been finished to an exacting standard, providing a wealth of quality and sophistication throughout.

Set behind electric gates with abundant off street parking and garage, the peaceful setting creates an impression of country living in London, yet the amenities of Highgate Village, including Highgate School are only half a kilometre away. The open spaces of Kenwood and Hampstead Heath are close at hand, as are the excellent transport connections available by road and via London's extensive underground network.

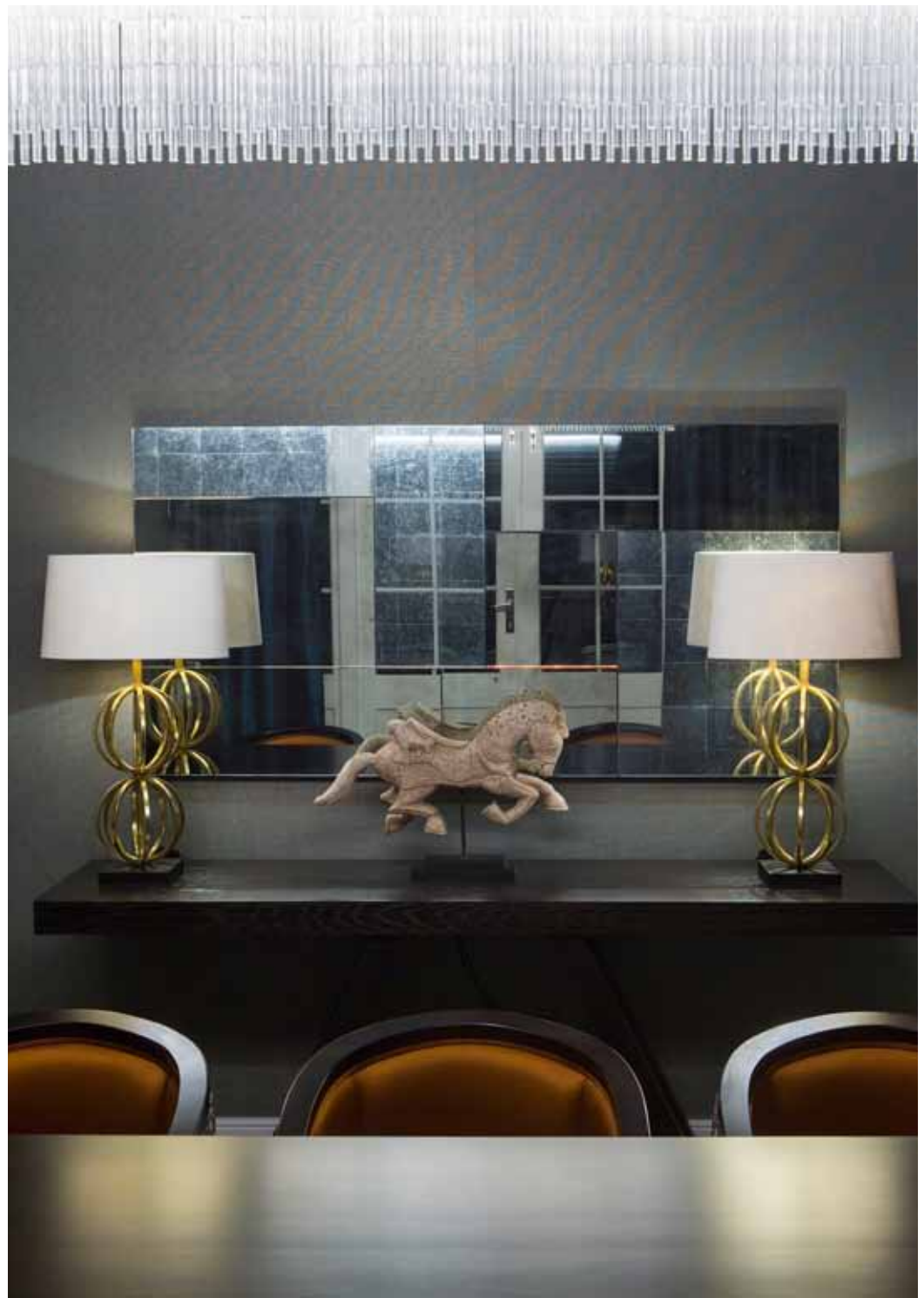


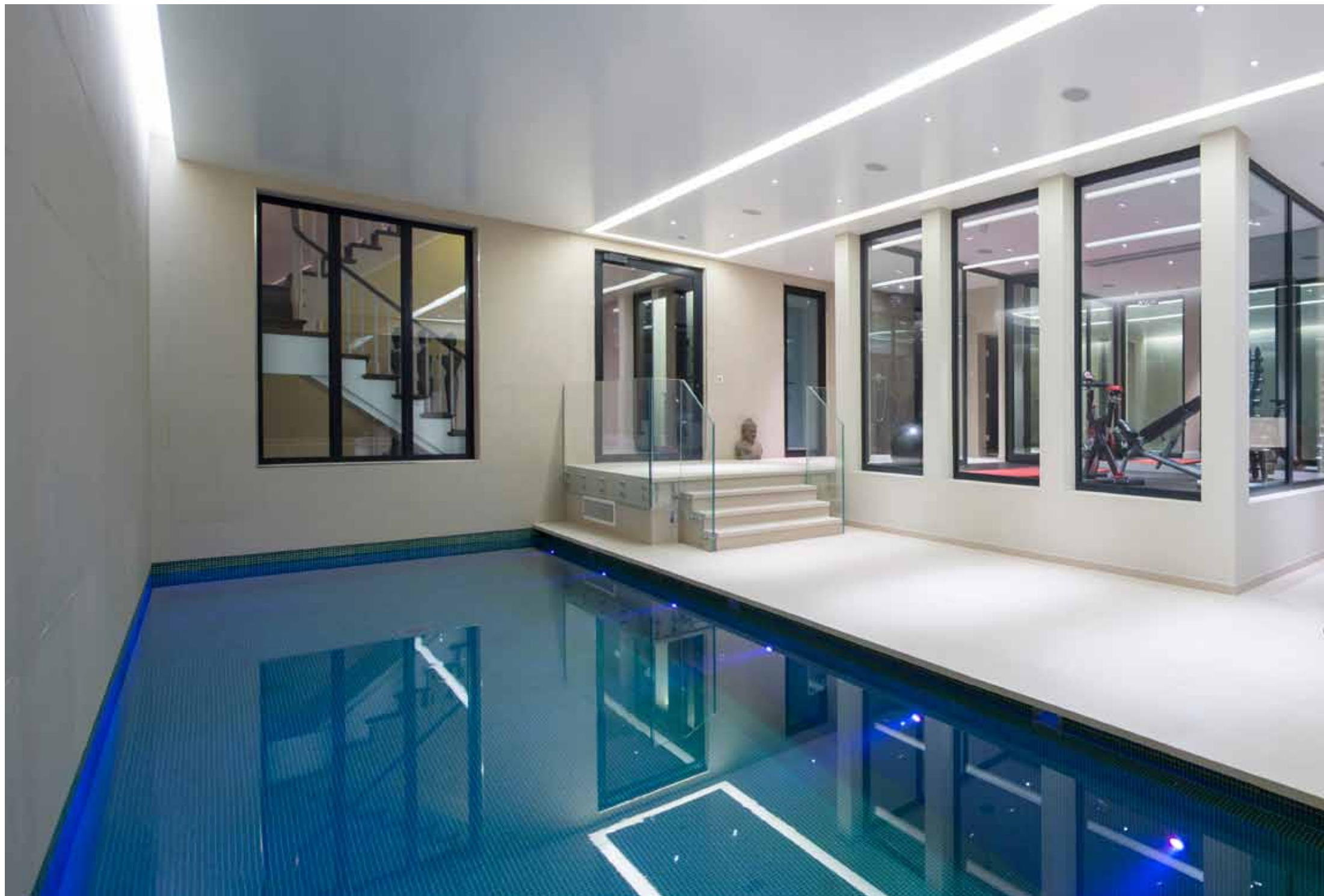
The ground floor displays a seamless connection of lateral space between the living and entertaining rooms. An impressive entrance hall leads through to a wonderfully light drawing room with a separate dining room and spacious kitchen/family room beyond, both of which open out onto the tranquil landscaped garden which is surrounded by a 'four seasons' planting scheme of mature trees and plants, providing a lovely rear aspect to the property. The innovative bespoke kitchen is fitted with Gaggenau and Sub-Zero appliances and has been carefully considered for modern living. A bright study completes this level, blending old world charm with contemporary craftsmanship.

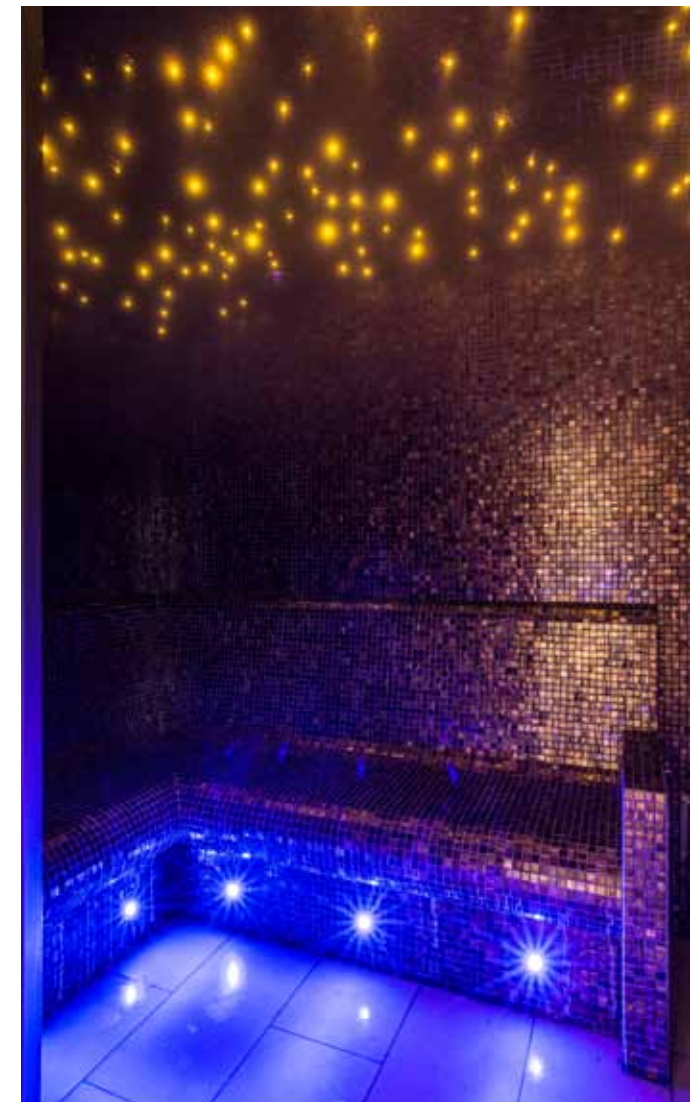
Colour and texture are paramount to the style, providing an exceptional level of comfort and luxury with bespoke features and some memorable touches. The circulation areas are flooded with natural light and help create a sense of journey throughout the house.











An elegantly crafted staircase leads down to the lower ground floor and the sensational leisure complex, with 10m x 3m swimming pool, plunge pool, relaxation zone with bar, glass-walled gymnasium and steam room with star effect lighting. The exceptionally high ceilings of 3.3m create a wonderful sense of volume and space with light streaming down from the walk-on glass roof lights set into the garden above. A sumptuous cinema room with 3D projector and bespoke bar provides the ultimate luxury on this floor.



The lower ground floor level also comprises separate staff accommodation, along with a utility room and a second kitchen.

The first floor layout has been cleverly designed to include the rare feature of four bedroom suites. An opulent master bedroom suite includes his and her dressing rooms and a bathroom with rainfall shower. Two of the three further suites also include dressing areas and bathrooms with separate showers.

A beautifully bright games room and two more bedrooms, one with an en-suite bathroom, are located on the second floor, completing the accommodation of this truly exceptional family home.



SPECIFICATION

GENERAL

- Fully interior designed by WISH London
- Oak and parquet oak flooring in hallways and landings
- Silk wallpaper in entrance hall

KITCHEN

- Fully bespoke kitchen with stained oak and hard wood drawer internals
- Travertine marble splash-backs
- Misty Carrera marble worktops
- Pantry/larder
- Appliances include:
 - Sub-Zero fridge freezer
 - Gaggenau oven
 - Gaggenau combi-microwave
 - Gaggenau hob
 - Elica pop-up extractor
 - Miele dishwasher

FAMILY ROOM

- Limestone fireplace by Chesney's
- Bespoke joinery wall with red laquer internals
- French window access to garden

RECEPTION

- Bespoke cornice and lighting coffer
- Limestone fireplace by Chesney's

GUEST WC

- Marble floor
- Bespoke marble vanity unit
- Suede wallpaper

STUDY

- Bespoke oak shelving
- Crocodile print wallpaper

LEISURE AREA

- Climate control wine fridge wall
- Barley stone floor and full height feature walls
- Steam room
- Gym
- 10m x 3m swimming pool



- Plunge pool
- Drench shower
- Bar
- Access to garden via light well

CHANGING ROOM

- Beige stone shower and WC
- Dress benches
- Additional sink
- Motion sensor lighting

MEDIA ROOM

- Bespoke stone and lacquer bar area with snakeskin print full-height doors
- RGB colour-change coffer lighting
- 3D projector
- Bowers & Wilkins surround sound, concealed speaker system
- 100" fixed screen with bespoke joinery surround

BEDROOMS

MASTER BEDROOM

- Dressing rooms with bespoke joinery in oak (his) and mirrored (hers)
- Wool carpet
- Panic alarm

MASTER BATHROOM

- Walk in rainfall shower
- Free standing bath
- Dornbracht brassware
- Double sink
- Heated mirror with oak frame and bespoke oak & stone vanity
- Beige and grey stone
- Enclosed WC
- Aquavision TV ready

BEDROOM TWO

- Bespoke mirrored dressing area
- Wool carpet

BATHROOM TWO

- Stone floor and walls
- Walk-in shower
- Bath

ADDITIONAL BEDROOMS

- Four additional bedrooms (three en-suite)
- Bespoke joinery in all rooms, some with walk-in dressing rooms
- Storage room in bedroom five
- Stone or porcelain finishes throughout
- Some with separate bath and/or walk-in showers
- Dornbracht brassware
- Wool carpet

PLAYROOM/BEDROOM SEVEN

- Storage room
- Bar with sink & stone worktop
- Wool carpet

STAFF BEDROOM

- Built in wardrobes
- En-suite bathroom with bath and overhead shower
- Wool carpet

OTHER

UTILITY ROOM

- Miele washing machine & tumble dryer
- Fully fitted cupboards

STAFF/ADDITIONAL KITCHEN

- Integrated fridge, ceramic hob and extractor



LANDSCAPING

- Four seasons planting scheme
- Two large York stone patio areas
- Mature plants and trees
- Privet hedge borders
- 47ft front garden
- 97ft rear garden

FRONT GARDEN

- Electric gates to the property
- Secure garage with electric doors and direct access to the property
- Further off-street parking for three to four cars

TECHNICAL SPECIFICATIONS

COMMUNICATION AND HOME ENTERTAINMENT SYSTEM

- Crestron wired with touch panels in principal rooms
- Speakers, TV and communication points in all principal rooms and bedrooms
- Wired for electric curtains and blinds in principal rooms and bedrooms

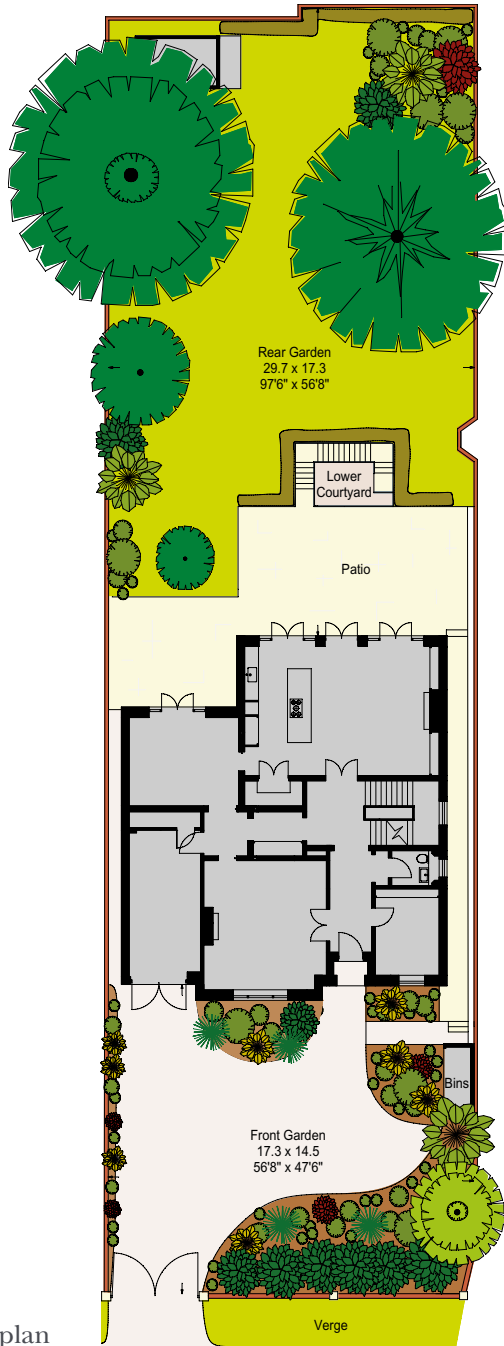
ELECTRICAL

- Fire detection and alarm system covering all areas
- Separate plant and AV rooms
- Rako light system with programmable mood lighting
- High specification intruder light system with phone-line connection to the police

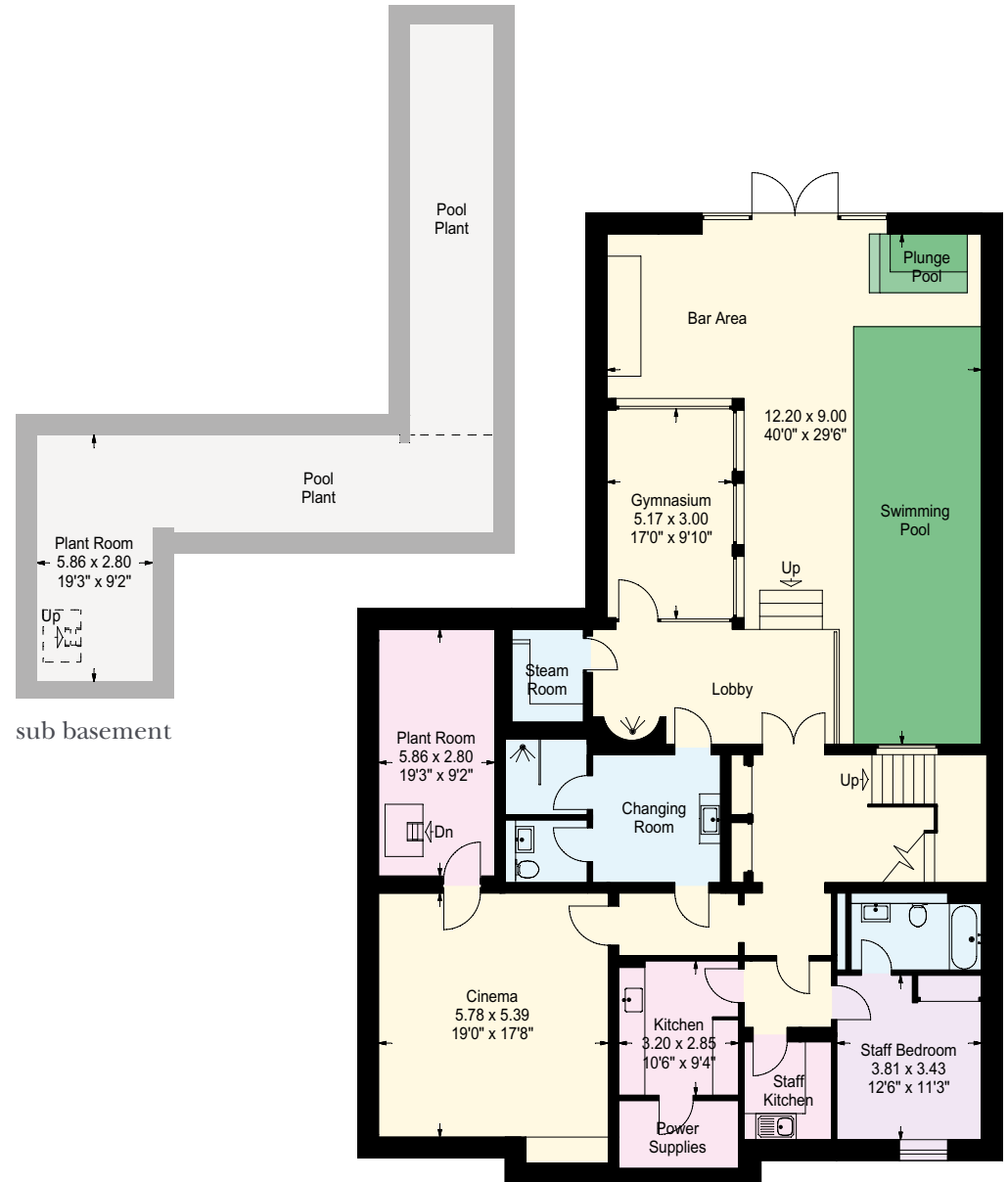
MECHANICAL

- Comfort cooling to principal rooms and leisure area
- Under-floor heating throughout





site plan

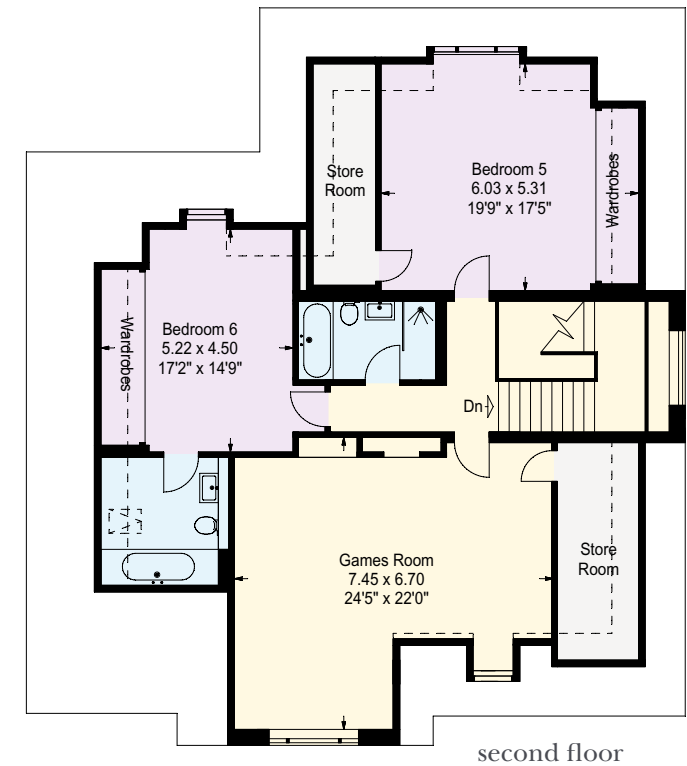
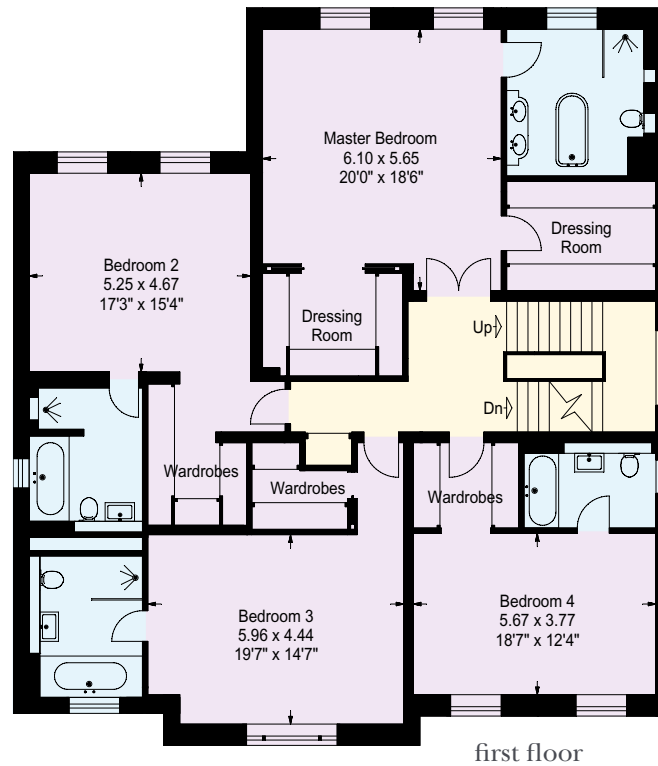
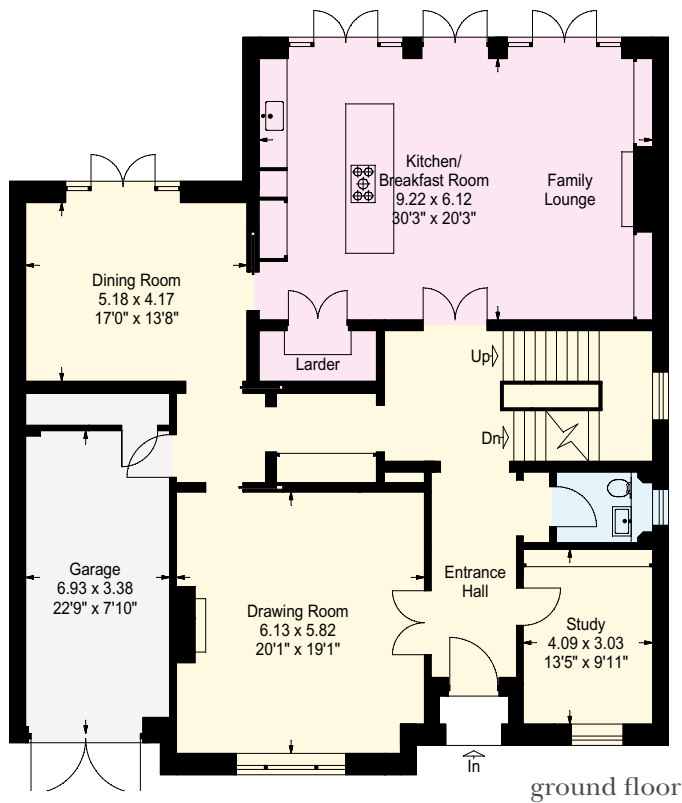


sub basement

lower ground floor



APPROXIMATE GROSS INTERNAL AREA
total area 901.4 square metres / 9,703 square feet





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