



EST 1811

CORNWALL TERRACE

THE REGENT'S PARK

11

SILK HOUSE

THE HOUSE OF THE EXPLORER



EST 1811

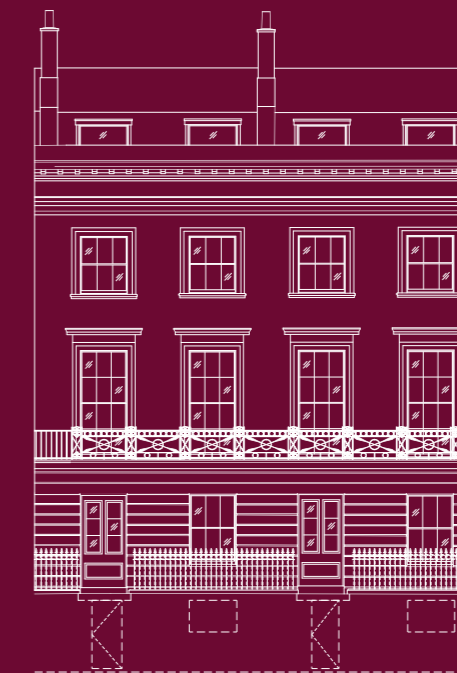
CORNWALL TERRACE

THE REGENT'S PARK





11 CORNWALL TERRACE  
821 SQ M / 8,833 SQ FT



SILK HOUSE  
THE HOUSE OF THE EXPLORER

- 6 RECEPTION ROOMS
- 6 BEDROOM SUITES
- SPA & GYMNASIUM

MEWS HOUSE 32  
106 SQ M / 1,140 SQ FT

# THE PROVENANCE SILK HOUSE

THE HOUSE OF THE EXPLORER

## 11 CORNWALL TERRACE

Silk House is named after James Silk Buckingham (1786-1855).

His youth was spent at sea before he was captured by the French in the Napoleonic Wars and later wandered the world before settling in Calcutta, India, where he founded a periodical, *The Calcutta Journal*.

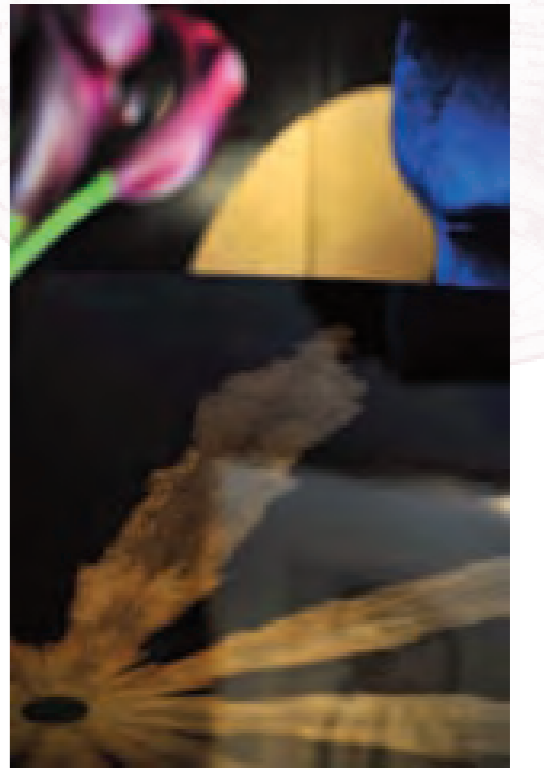
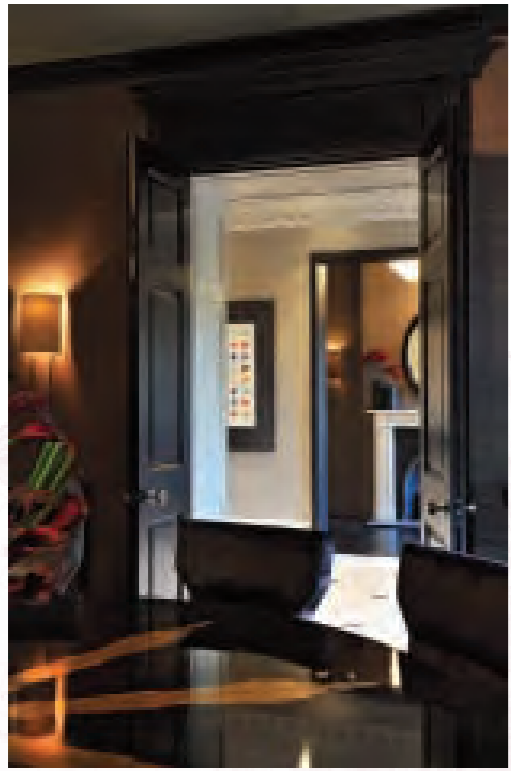
Buckingham was expelled from India because of the journal's outspoken views, so he returned to England and started several more periodicals.

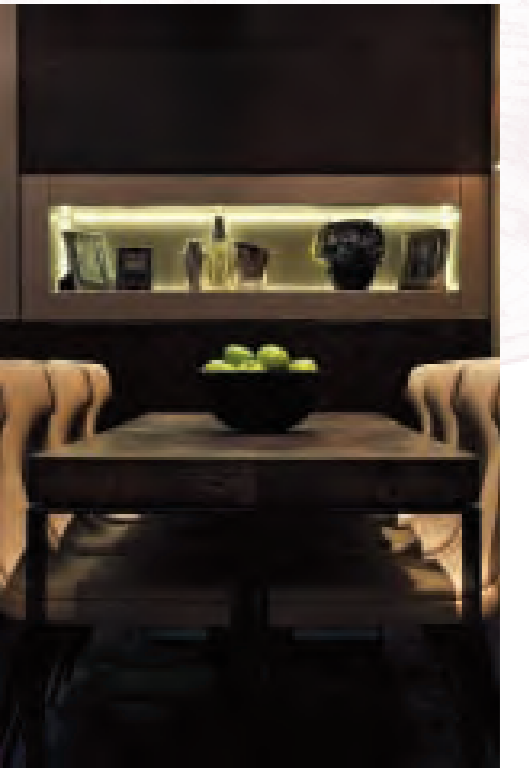
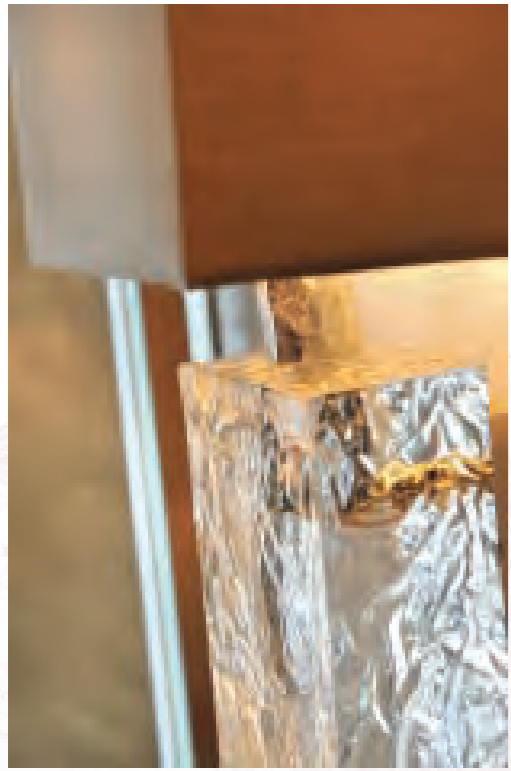
He was MP for Sheffield from 1832-37, advocating social reform, and was a prolific writer of travel books based on his experiences in Europe, America and the East.

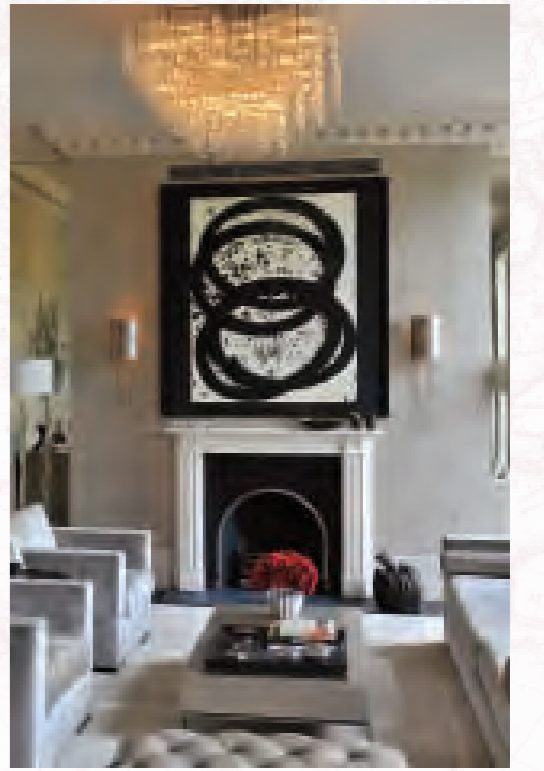
At the time of his death, he was working on the second of an intended four-volume autobiography.

Of the family he left behind, his youngest son, Leicester Silk Buckingham, became a successful playwright with his adaptations of popular French comedies.

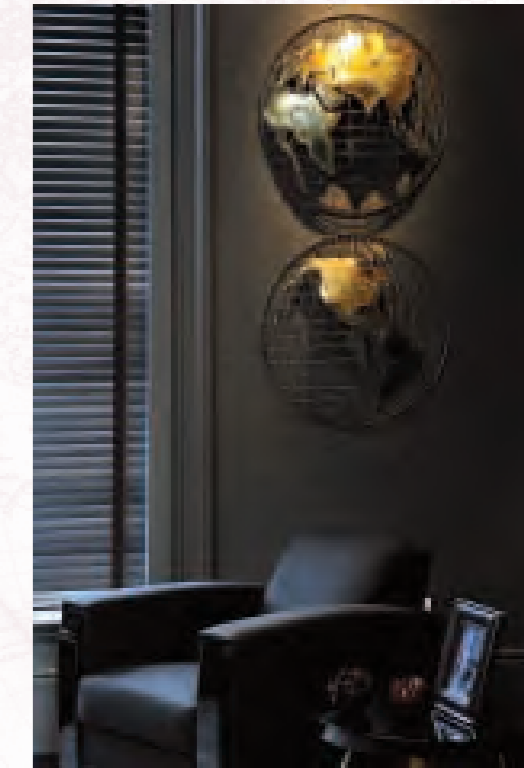
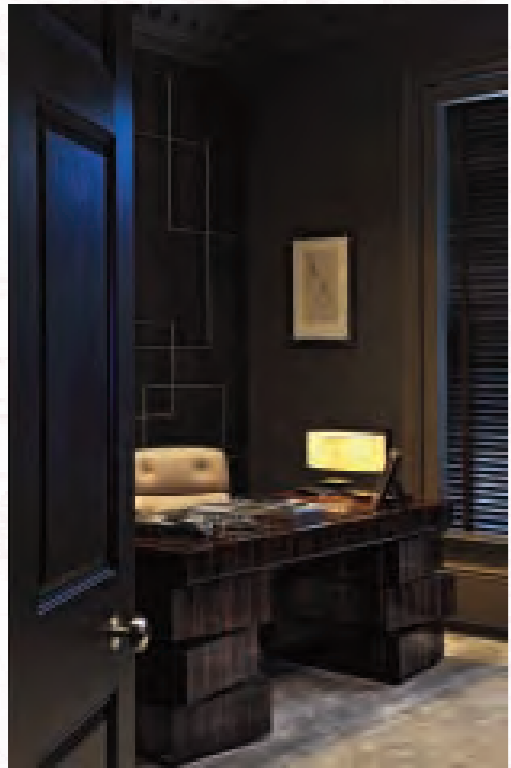


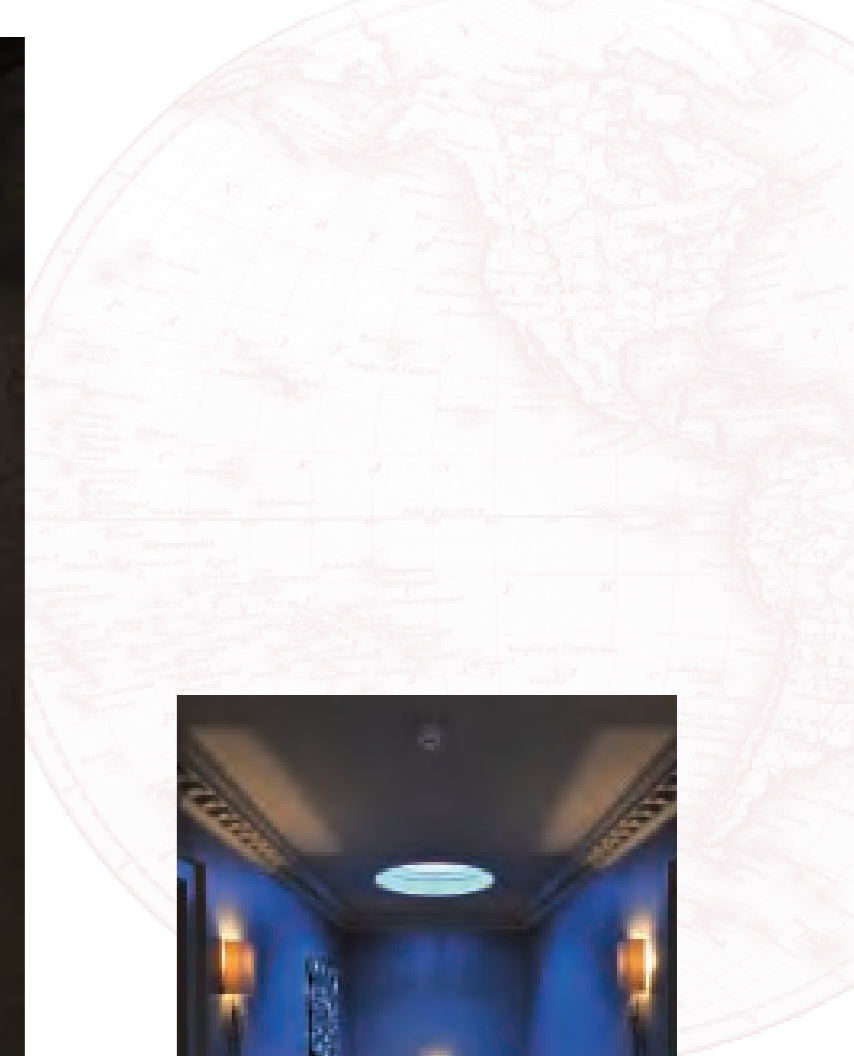
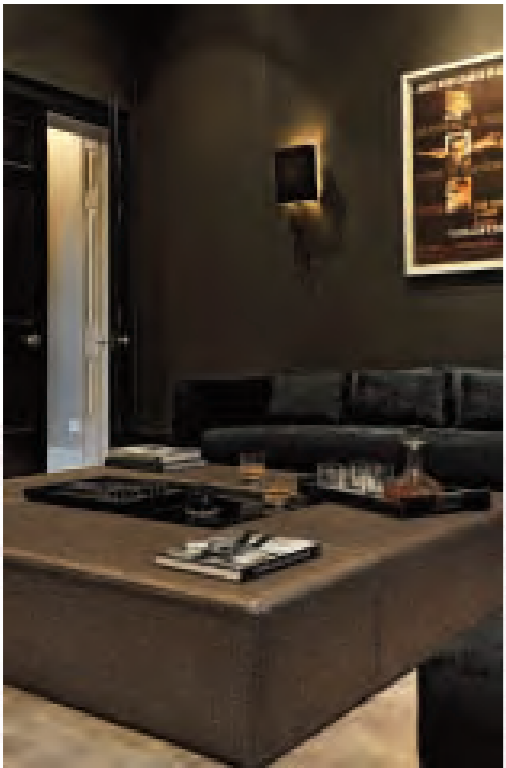




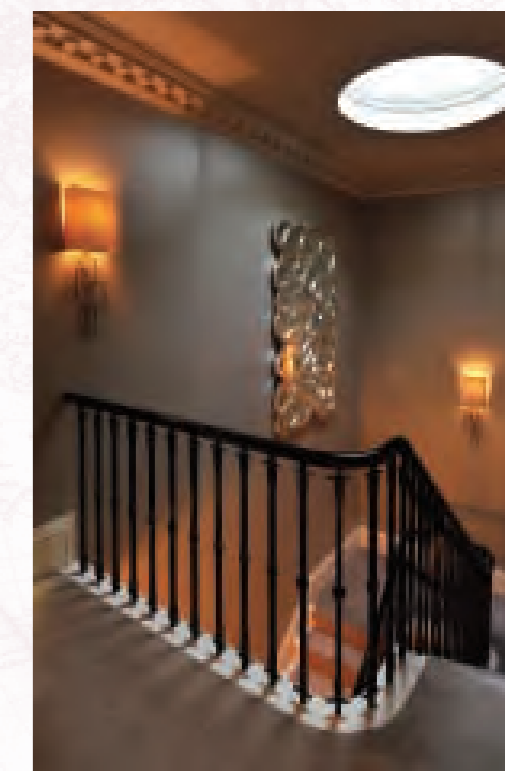
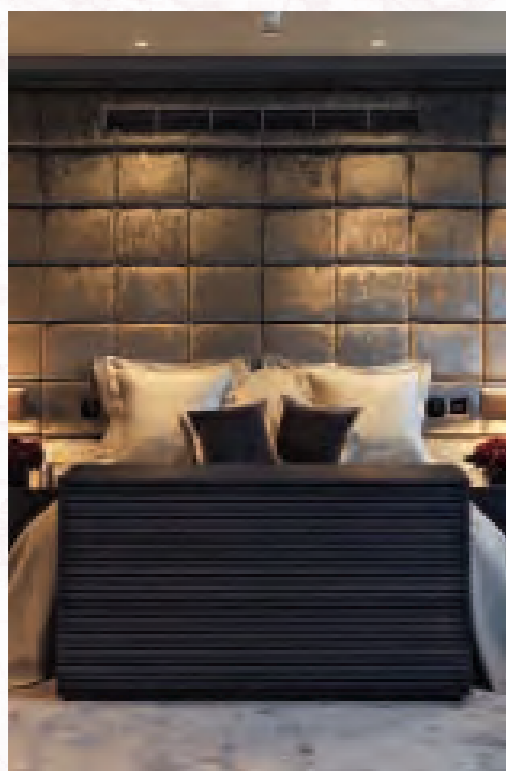




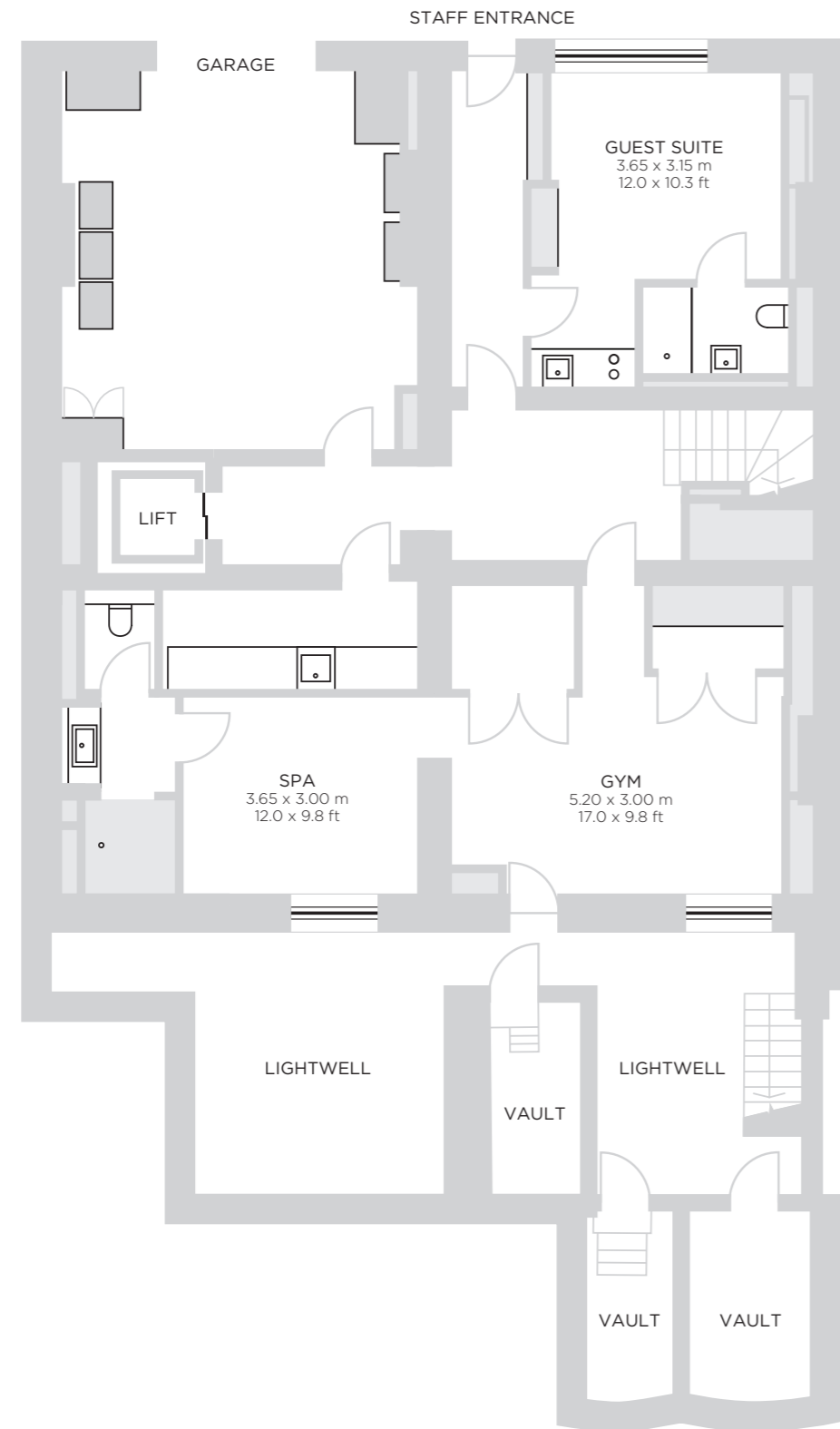








SILK HOUSE  
THE HOUSE OF THE EXPLORER



LG  
FLOOR



LOWER GROUND FLOOR

11 CORNWALL TERRACE  
821 SQ M / 8,833 SQ FT \*

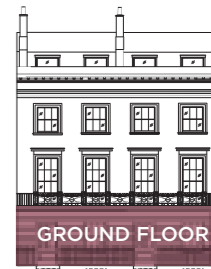
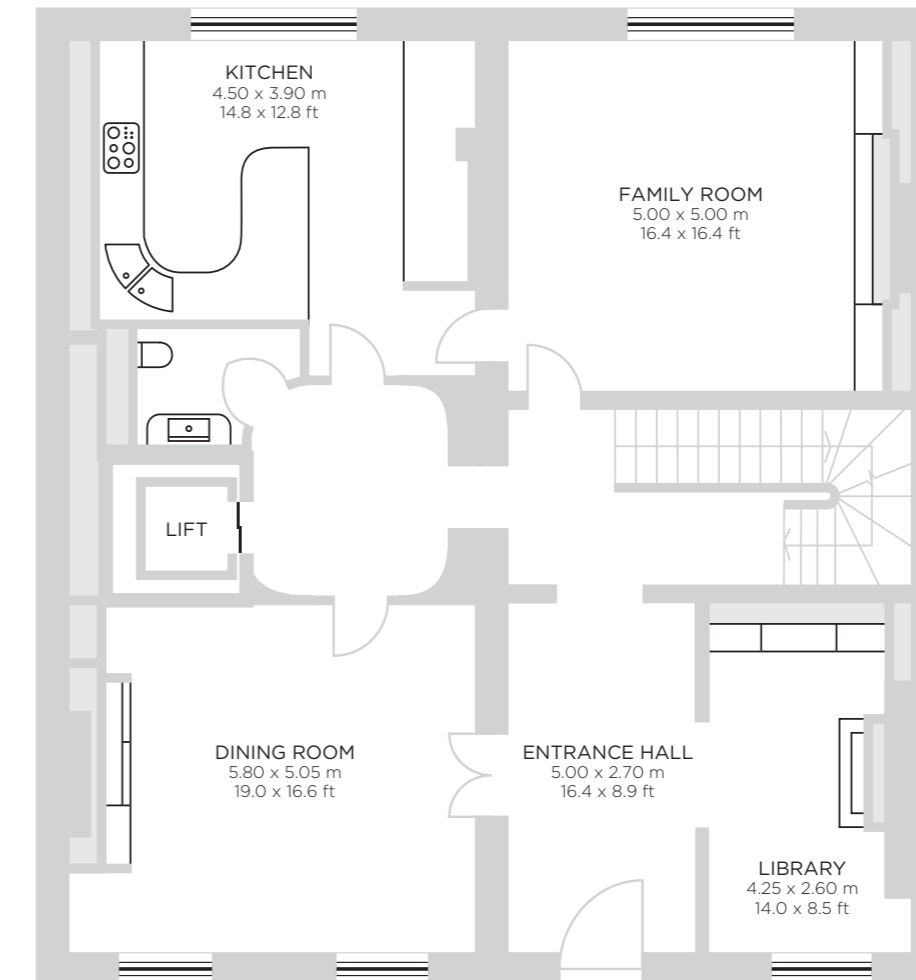


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\* TOTAL GROSS INTERNAL AREA

SILK HOUSE  
THE HOUSE OF THE EXPLORER

G  
FLOOR



GROUND FLOOR

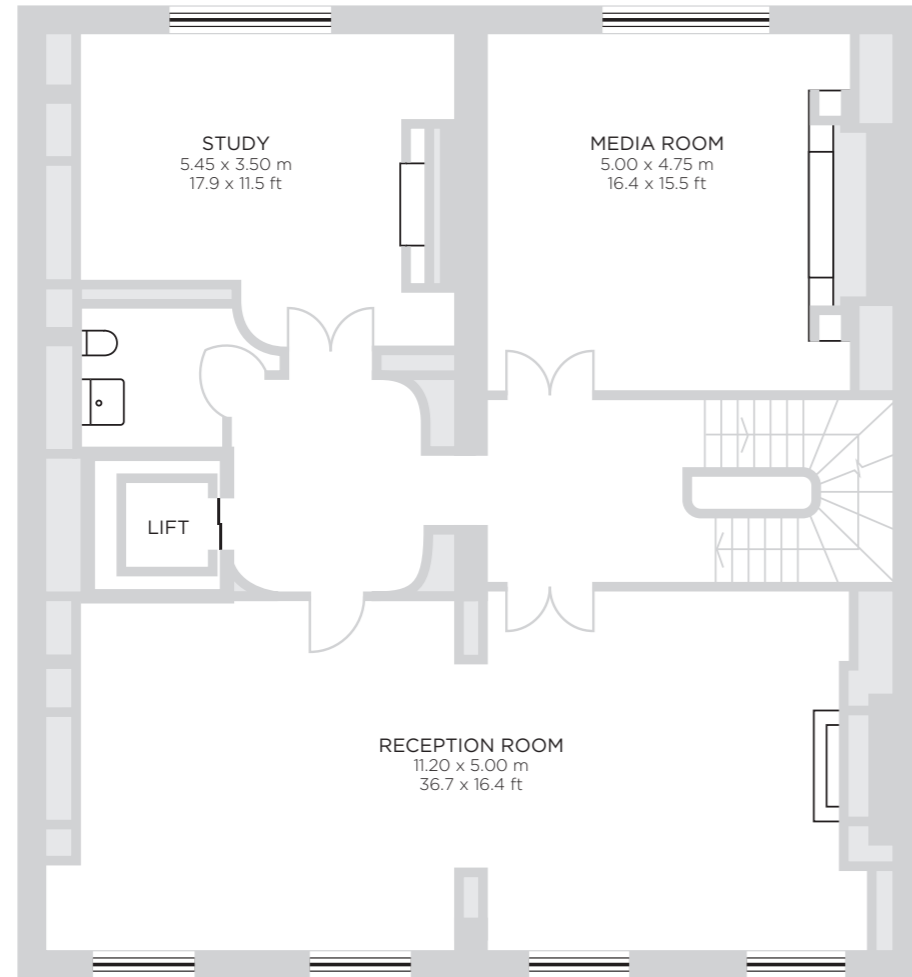
11 CORNWALL TERRACE  
821 SQ M / 8,833 SQ FT \*



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\* TOTAL GROSS INTERNAL AREA

SILK HOUSE  
THE HOUSE OF THE EXPLORER



11 CORNWALL TERRACE  
821 SQ M / 8,833 SQ FT \*

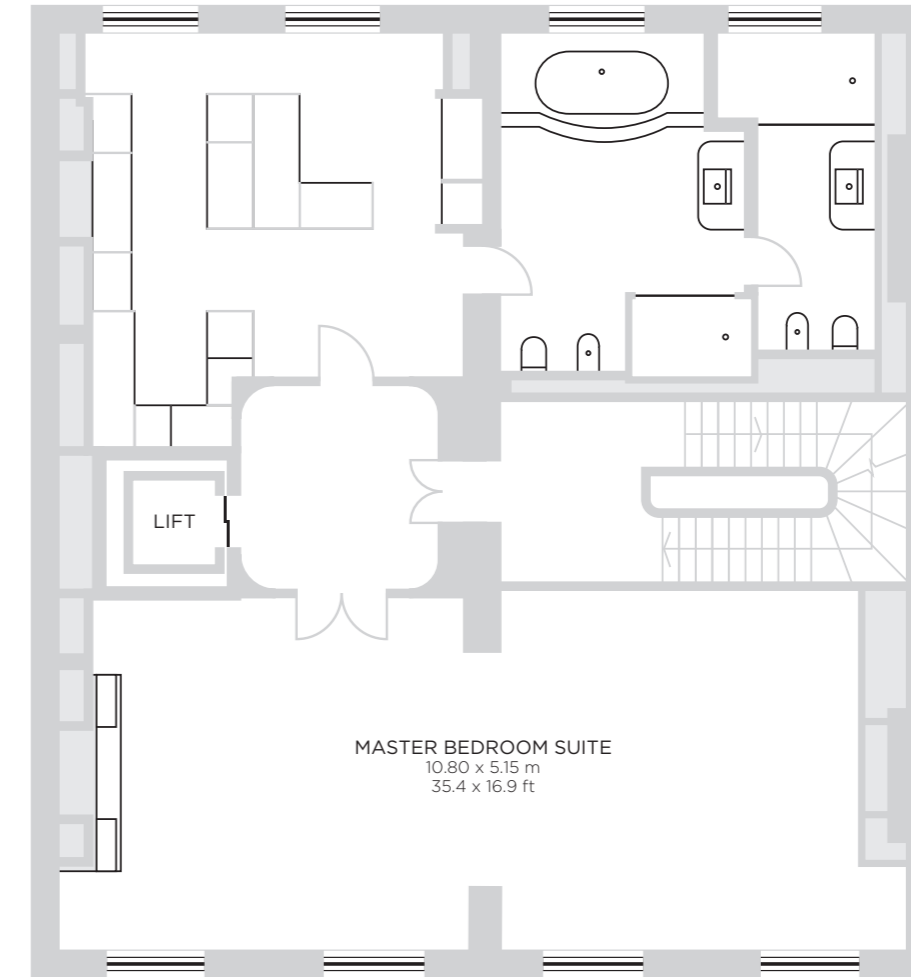


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\* TOTAL GROSS INTERNAL AREA

1  
FLOOR

SILK HOUSE  
THE HOUSE OF THE EXPLORER



11 CORNWALL TERRACE  
821 SQ M / 8,833 SQ FT \*

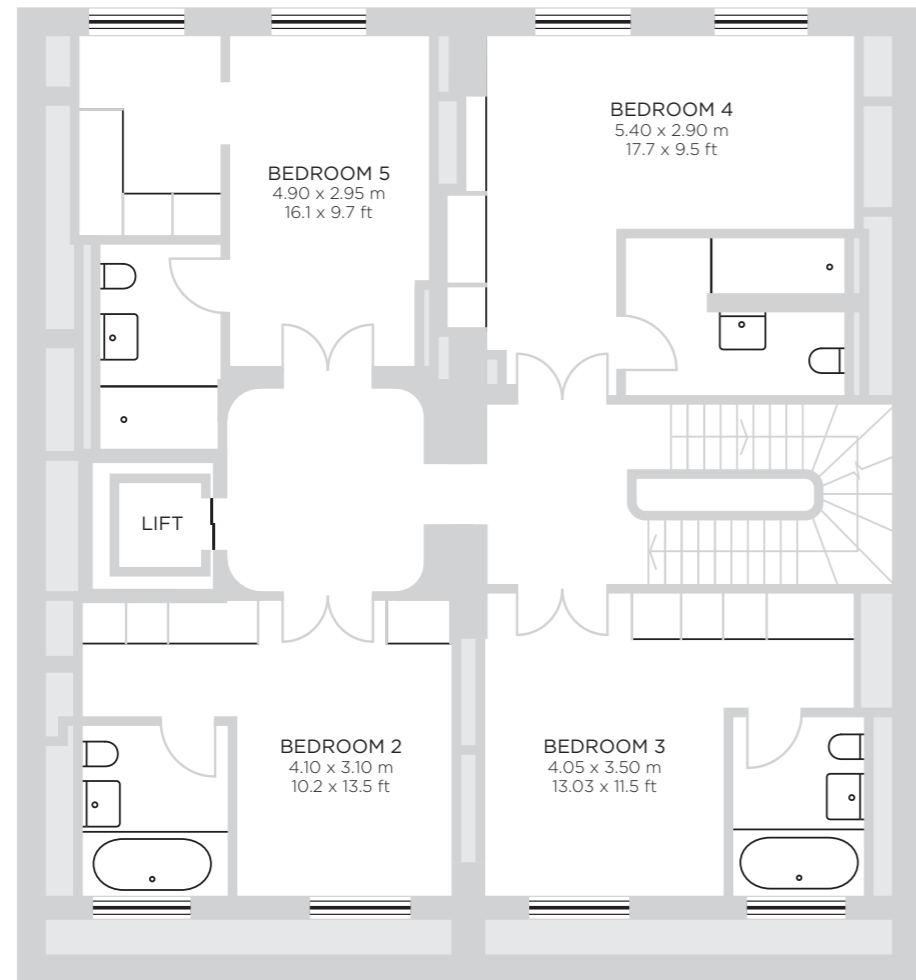


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\* TOTAL GROSS INTERNAL AREA

2  
FLOOR

SILK HOUSE  
THE HOUSE OF THE EXPLORER



3 FLOOR



11 CORNWALL TERRACE  
821 SQ M / 8,833 SQ FT \*

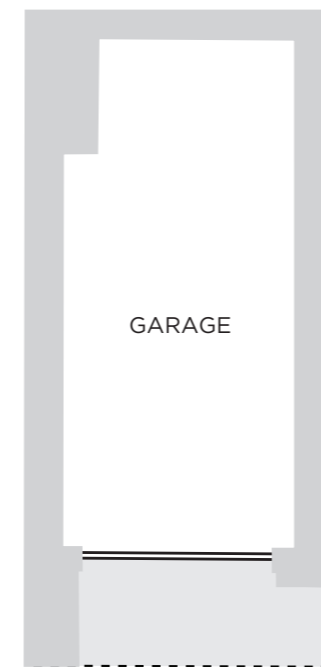


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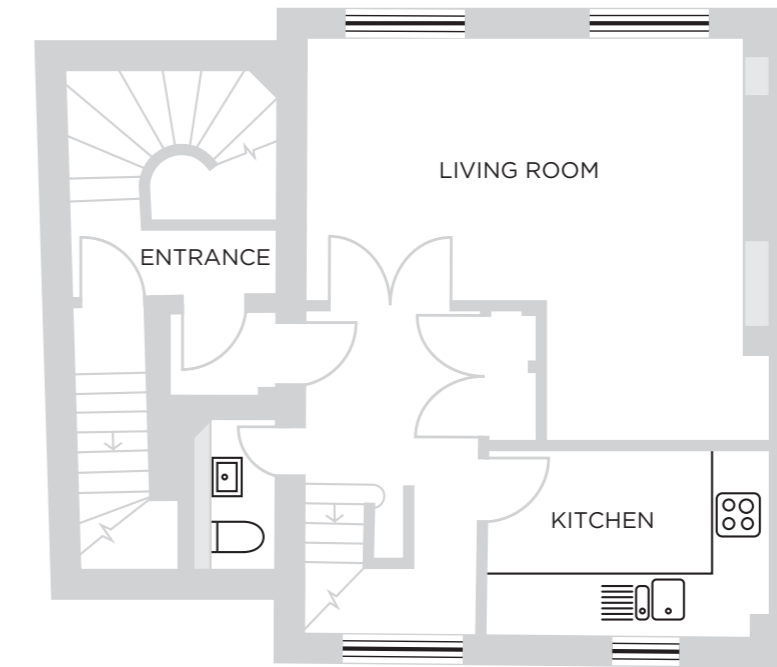
\* TOTAL GROSS INTERNAL AREA

SILK HOUSE  
THE HOUSE OF THE EXPLORER

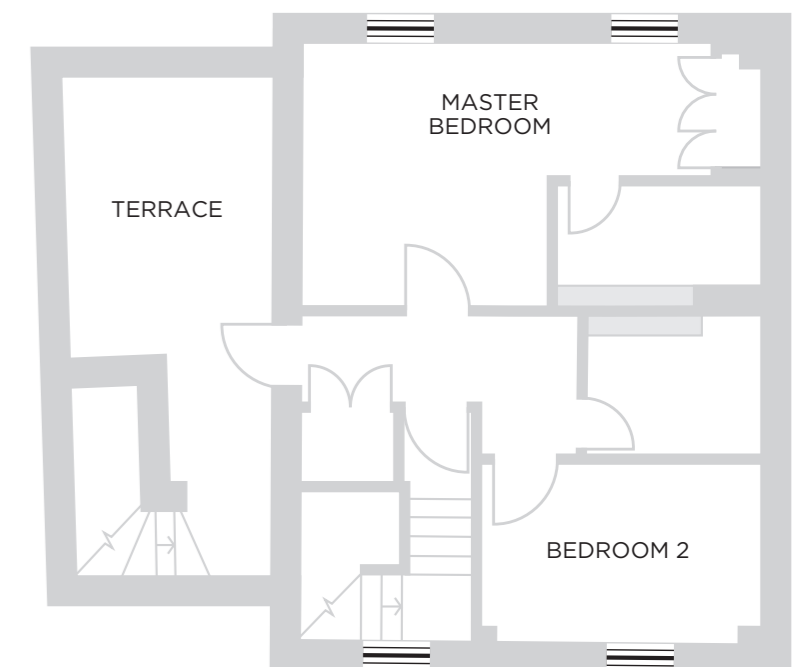
TOTAL GIA 106 SQ M / 1,140 SQ FT  
2 BEDROOM MEWS HOUSE



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

MEWS HOUSE

32

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\* TOTAL GROSS INTERNAL AREA

# SILK HOUSE

## THE HOUSE OF THE EXPLORER

### GENERAL SPECIFICATION

#### FRONT ELEVATION

Each of the stately homes has been carefully restored to the specification of the Crown Estate and English Heritage. It is the front elevation in particular – its stunning façade combined with its unequalled location beside London’s finest park – that has led to its Grade I listing.

#### ENTRANCE HALL

The spectacular entrance hall is guaranteed to make a great first impression. Near-white limestone flooring is laid diagonally with dark stone geometric inserts and walnut veneered doors sit within painted tulip wood architraves.

#### GRAND STAIRCASE

A generous staircase sweeps up through the building, with large windows and skylight which allows natural light to cascade down from above. The stair runner carpet is held with bronze stair rods.

#### GUESTS CLOAKROOM AND COATS AREA

The elegant near-white limestone flooring has been continued into this room with a bespoke toilet and undercounter basin.

#### LIFT

This custom-designed lift is precisely engineered to carry 6-10 people in smooth, gentle silence. The finish ensures that the elegance of the entrance hall is carried through into the body of the lift.

#### RECEPTION ROOM

Classic piano nobile dimensions, with floor areas of 50-87 sq m / 530-870 sq ft and floor-to-ceiling windows allowing natural light to stream into every corner of this breathtaking room. Locker and Riley-crafted period cornices and ceiling roses compliment the original fireplaces (where applicable) along with the oiled and polished oak floor.

#### DINING ROOM

With dimensions in the region of 25-40 sq m / 269-430 sq ft and ceiling heights of more than 3 m (9.8 ft) the dining room retains its original classical proportions. Beautifully restored with originally styled plaster cornicing, ceiling roses and white painted wood cabinetry, the room lends itself perfectly to the most elegant entertaining.

#### KITCHEN

The state-of-the-art kitchen is fully equipped with every modern feature. Under floor heating beneath the Crema Marfil stone floor, contrasts elegantly with the white worktop and integrated recessed sink. All appliances are Gaggenau and include fridge, oven, steamer, dishwasher and wine cooler.

#### MASTER BEDROOM

This suite comprises the bedroom, en-suite bathroom and dressing room and enjoys white painted wood joinery throughout. Traditional details, such as high skirtings and intricate cornicing as well as bespoke Tyndale carpeting with Artisan silk borders add to the grandeur of this space.

#### MASTER BATHROOM

Under heated flooring topped with white marble is echoed on the walls to define the bathing area. Contrast is provided by the Emperador Light – mid brown stone vanity tops. A bespoke style shower adds a further touch of indulgence to the waterfall tap in the oversized, inset bath. Here you can relax and enjoy the built-in high-definition plasma screen TV.

#### STUDY/MEDIA ROOM

A generous-sized, room with state-of-the-art wiring lends itself to be the perfect office or cinema. The room is further enhanced with wool and artisan silk bespoke Tyndale carpet and mood lighting.

#### SPA AREA

Sumptuous Crema Marfil floors contrast with Ming Green mosaics to create an elegant finish. Cipolino Green vanity tops and details lend a sense of calm and tranquillity to the space.

#### STORAGE ROOM AND LAUNDRY

Ample storage is provided throughout. The room is finished with white Corian worktops and porcelain flooring.

#### ADDITIONAL BEDROOMS

All secondary bedrooms have wool carpet, are generously sized and most can comfortably accommodate a super-king sized bed.

#### BATHROOM 2

Travertine marble adorns the floors and walls, contrasting elegantly with the Silver Travertine of the vanity worktop and bath deck. The oversize bath and cube basin are both white and sit comfortably beside the bespoke shower.

#### BATHROOM 3

Crema Marfil Marble floors and walls set off the vanity top and details of Kashmir Gold.

#### BATHROOM 4

Caldia marble floors and walls set off the vanity top and details Blue de Savoie stone.

#### BATHROOM 5

Crema Marfil Marble floors and walls set off the vanity top and bath deck of Emperador Dark.

#### STAFF ACCOMMODATION

Comprising a comfortably-sized double studio room and shower room. In some houses this accommodation includes a well-equipped kitchen including Corian worktops and porcelain flooring.

### TECHNICAL SPECIFICATION

Discreetly installed throughout the house is a high-specification multi-room hi-fi and lighting system, designed for ease of use and reliability. All rooms have scene programmable lighting Lutron controls. Advanced security is also included. In addition, a comprehensive pre-wire will enable you to select a custom home entertainment ‘package’ to match your particular requirements.

#### HIGH-SECURITY GARAGE DOORS

Each property at Cornwall Terrace has been fitted with a Silvelox Secur Plus armour-plated garage door for optimum anti-intrusion security.

Certified Class 3 burglar-resistant to European Standard EN 1627, Silvelox Secur Plus garage doors are discreet and virtually indistinguishable from standard garage doors.

However, laminated into the body of the door is a thick steel plate that is virtually impervious to even sustained attack. In addition, the frame has been substantially strengthened to match the durability of the door.

Whilst the Silvelox Secur Plus armour-plated garage door provides high levels of security and safety, it feels light and is easy to use, opening fully at a simple turn of the handle.

Integral strengthening and safety features include the following:

- An 80mm-thick leaf is invisibly laminated with an integrated steel sheet. This, in turn, is backed by reinforced steel rods.
- The doors open and close on hardened steel hinges.
- Mobile bolts with drill-resistant and anti-unthreading cylinders are used. By way of additional security, these are invisibly protected by a manganese steel plate to protect against forcible jemmying.
- The crossbar and uprights are reinforced with steel brackets in areas susceptible to break-in
- Special fixing systems are used so that the frame can be anchored to a concrete wall or to a similar structure of mechanical resistance equal to or superior to R 250 Kg/sqcm.

#### INTERNAL LIGHTING, SECURITY AND ENTERTAINMENT SYSTEMS

Each property at Cornwall Terrace benefits from the installation of several major internal systems:

- A Lutron Homeworks lighting control system.
- A Crestron security control, telephone and intercom system.
- ‘Pre-wire’ cabling. This property-wide cabling system can be used for a number of additional systems (such as home entertainment) in accordance with individual choice.

#### LUTRON HOMEWORKS

All lighting circuits are controlled by the Lutron dimming system, which allows for controllable illumination from keypads in all rooms and principal areas. As part of the pre-wire cabling system, each window is cabled to allow for the introduction of motorised curtain tracks and/or blinds, which can be controlled from the same keypads.

#### SECURITY

Each property has a high-specification intruder alarm system that accords with NACOSS/NSI standards, including both perimeter detection and internal space detection. Redcare monitoring is available as an optional addition.

Internal and external CCTV cameras are provided, together with a digital recording system†. Cameras are displayed on the Crestron touch panel system which can be connected to the property-owner’s home computer. It can also be connected to the Internet in order to allow for remote surveillance. If required, fingerprint-operated functions or enhancements can be added to the security facility.

† Please note that a single Crestron touch panel has been provided as standard inside the main entrance door.

This unit currently controls the lighting and the CCTV system.

The pre-wire cabling allows further touch panels to be added as part of an optional Home Entertainment package.

#### COMMUNICATIONS

Included within the standard pre-wire cabling is a structured cabling system which supports telephony and computer communications. In addition, a telephone system is provided as standard to all properties, inclusive of a number of telephone handsets. The telephone system links to intercom units at the front and rear entrances to the property.

#### HOME ENTERTAINMENT AND TECHNOLOGY PACKAGES

Several properties at Cornwall Terrace have already been fitted with home entertainment/technology upgrades which, typically, include:

- Plasma/LCD/LED television screens
- Automated lift mechanisms
- Blind/curtain controls
- hi-fi/audio/surround sound throughout, using discreet ceiling/wall-mounted speakers
- Additional Crestron wall-mounted and wireless touch-screen controls
- Audio/video servers

#### HEATING, COOLING AND VENTILATION

New heating and cooling system with fan coil units providing independent control of heating or cooling in each room. Bathrooms and cloakrooms have under floor electric heating. Fresh air is supplied to rooms with fan coil units and air is extracted from cloakrooms and bathrooms.

#### PLUMBING

New plumbing with pressure boosted hot and cold water services and soil, waste and rainwater drainage systems. Mist sprinkler system throughout for fire suppression.

#### ELECTRICAL

New electrical services distribution systems with local distribution boards serving small power, lighting and electrical equipment. Fire detection and alarm system covering all areas.







**BEAUCHAMP  
ESTATES**

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