

Sixteen

BISHOPSWOOD ROAD  
HIGHGATE



# Be. unique

**16 Bishopswood Road is an exceptionally restored Victorian residence of 10,553 sq ft (980.4 sq m) located on the peaceful and highly desirable Bishopswood Road in Highgate.**

The red brick façade with its period features and architectural details, reveals a home of grand proportions, carefully modernised for 21st century living.

The property includes a spacious master bedroom suite, five further large en-suite bedrooms, formal reception rooms, indoor swimming pool, spa area, gym, cinema room, landscaped gardens and a spacious terrace.

Highgate Village, with its historic Georgian High Street and the woodlands of Hampstead Heath are both within easy walking distance. The Highgate and Hampstead area is also renowned for its high concentration of top-performing independent schools.

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# History in the making

Bishopswood Road falls within the Highgate Conservation Area and is one of a select number of residential streets famous for their distinctive properties that reflect the character and high quality design of the Victorian era.

16 Bishopswood Road, is an elegant detached red brick Victorian home. Dating back to 1878, the exterior of the house showcases many of the architectural styles and design detailing of that period, including the Arts and Crafts movement.

Illustrious former occupants at number 16 include Archibald V. Hill, who shared the Nobel Prize in Physiology or Medicine in 1922. English Heritage have installed a blue plaque on the house to commemorate Hill's work.

“Blue plaques, Nobel prizewinners and links to famous economists, 16 Bishopswood Road has an illustrious history.”

- 1. Kenwood House
- 2. English Heritage blue plaque, 16 Bishopswood Road
- 3. The Gatehouse, Highgate
- 4. Highgate School



The city  
▼

< Highgate  
Village

Hampstead  
Heath >

16

Aerial image of 16 Bishopswood Road and surrounding area.

# Out & about

Highgate and Hampstead Villages' laid-back charm makes them great places for dining out, drinks and shopping.



- 1. Le Pain Quotidien, Highgate
- 2. Villa Bianca, Hampstead
- 3. Flask Walk, Hampstead

## Shopping and dining

The distinctive village feel of Highgate and Hampstead are echoed in their diverse range of shops and restaurants. The retail offering varies from day-to-day necessities, artisan treats to stylish boutiques all complemented by a selection of high quality restaurants, bars and cafés offering residents the best in local and international cuisine in a pleasant village setting.

## Parks and open space

Highgate has an abundance of impressive and scenic open spaces from the ancient woodlands of Highgate Woods to Humphry Repton's landscaped gardens in Kenwood.

The commons of Hampstead Heath contrast with the rich green parkland of Waterlow Park.

# Discover the city around you



**Underground**  
Located in Zone 3 on the High Barnet branch of the Northern Line, Highgate underground is only 16 minutes from the West End and 20 minutes from the City.



**Buses**  
These run frequently from Highgate Village and Kenwood House with five routes covering a large area of North and Central London.



**Air**  
Heathrow Airport is within easy reach, as are the private and business aviation terminals at Luton, Northolt and Farnborough.

## Public transport times

Journey times in minutes from Highgate underground

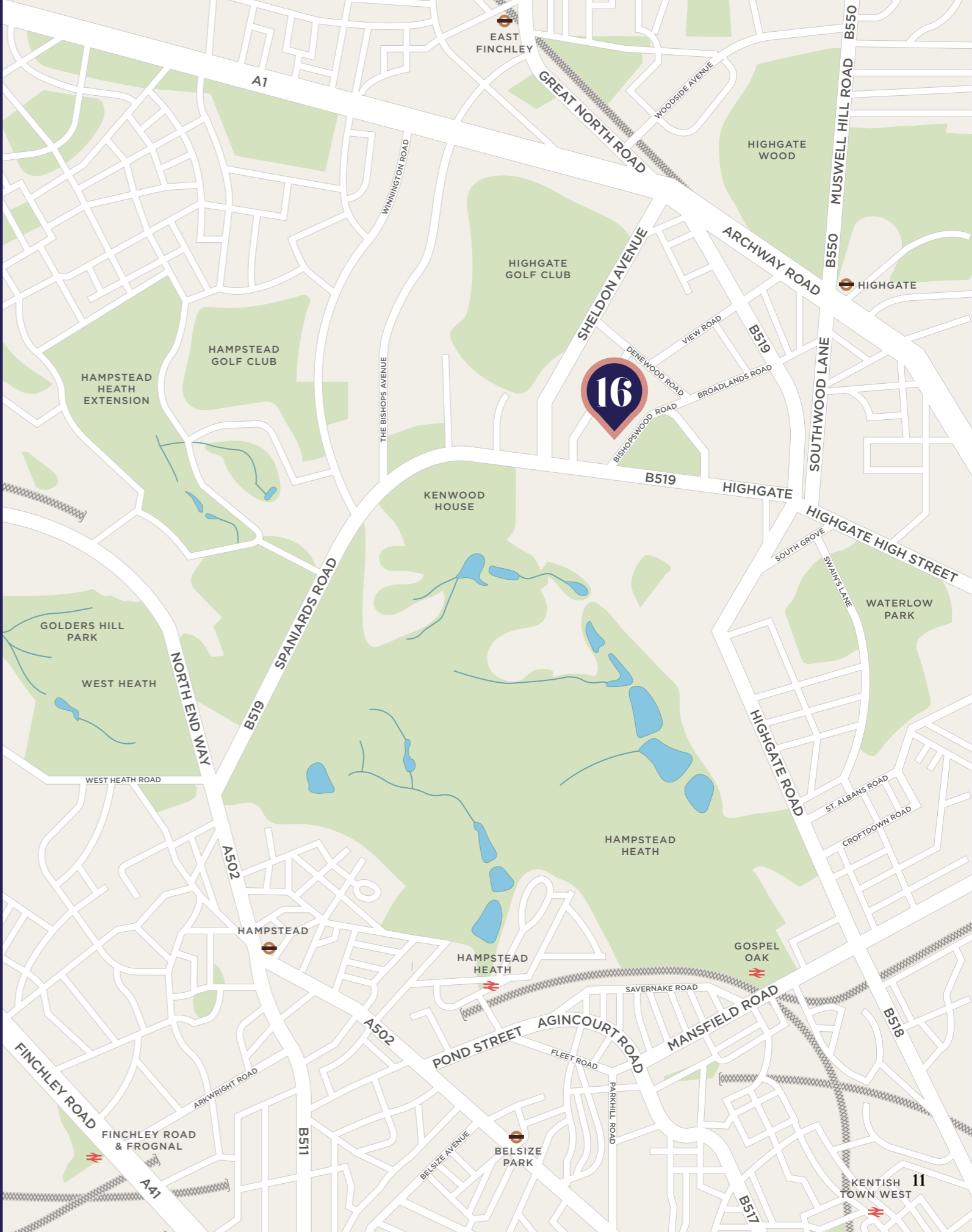
13	20	21	26	40	45
King's Cross St. Pancras	Victoria	Waterloo	Liverpool Street	Stratford	London City Airport

## Airports

Miles from Bishopswood Road

12	15	21	29	37	67
London City Airport	RAF Northolt	Heathrow	Luton	Stansted	Gatwick (South Terminal)

Map is for illustrative purposes only and is not to scale.  
Travel times source: tfl.gov.uk and theaa.com





Flawlessly designed, with a SieMatic kitchen and top-of-the-range appliances by Gaggenau.

# Beautifully crafted interiors

16 Bishopswood Road is a fine example of 19th century form meeting 21st century innovation. A perfect union between the original Victorian red brick façade and its period features with a new interior showcasing quality craftsmanship, designer materials and state-of-the-art home technology.

The property's exceptional living space includes a master bedroom suite that fills the entire first floor, an ultra-modern family kitchen and a selection of formal entertaining rooms. The impeccably landscaped garden with its collection of trees planted in the 1920s secretly conceal the basement leisure and entertainment suite below.

- 1. Drawing room
- 2. Dining room
- 3. Kitchen





Six large en-suite bedrooms with  
Fancoil fitted bespoke wardrobes.  
All bathrooms have been uniquely  
designed with different interior  
moods featuring top brand tiles,  
taps, showers and baths.

- 1. Bedroom 2
- 2. Bedroom 3
- 3. Bathroom



# Luxury and leisure combines

- 1. Gym
- 2. Cinema/media room
- 3. Swimming pool



# All in the detail

**16 Bishopswood Road seamlessly marries intelligent home technology, enhanced security features and top-of-the-range appliances with stylish design, designer brands and custom-made furnishings.**

## External features

- Private double gated driveway with large garage
- 6,253 sq ft / 582 sq m rear landscaped garden with established trees

## Entrance hall

- Custom designed passenger lift serving all floors
- Grand entrance hall provides access to the formal reception rooms, study and cloakroom

## Kitchen

- Large open plan kitchen/breakfast room with sliding glass doors leading to the terrace and garden
- Luxury designer kitchen by SieMatic
- High specification appliances by Gaggenau

## Bedrooms

- Master bedroom suite features custom-made furniture
- The suite includes his and hers dedicated dressing rooms with bespoke wardrobe units and his and hers en-suite bathrooms
- Master suite his and hers bathrooms feature designer sanitary ware including taps and shower by Dornbracht. Aquavision TVs in both bathrooms. Heated towel rails are designed by Vola
- Five large en-suite bedrooms with Fancoil fitted bespoke wardrobes. All five en-suite bathrooms have been uniquely designed with different interior moods featuring top brand tiles, taps, showers and baths

## Cinema/media room

- Home cinema with 3.0m wide screen and hidden speakers incorporating 7.1 Dolby surround sound

## Leisure centre

- Contemporary designed swimming pool with hot tub finished with custom-made Corian
- Professional sauna and walk-in shower
- Gym
- American style cocktail bar and lounge area overlooking the swimming pool

## Electrical & IT

- Fully integrated system throughout the house with wall mounted Crestron touch screen panels that control: temperature; music; CCTV; and, all other sophisticated features of the house. These features can also be controlled via iPads
- All lights are controlled via Lutron panels installed in each room

## Security

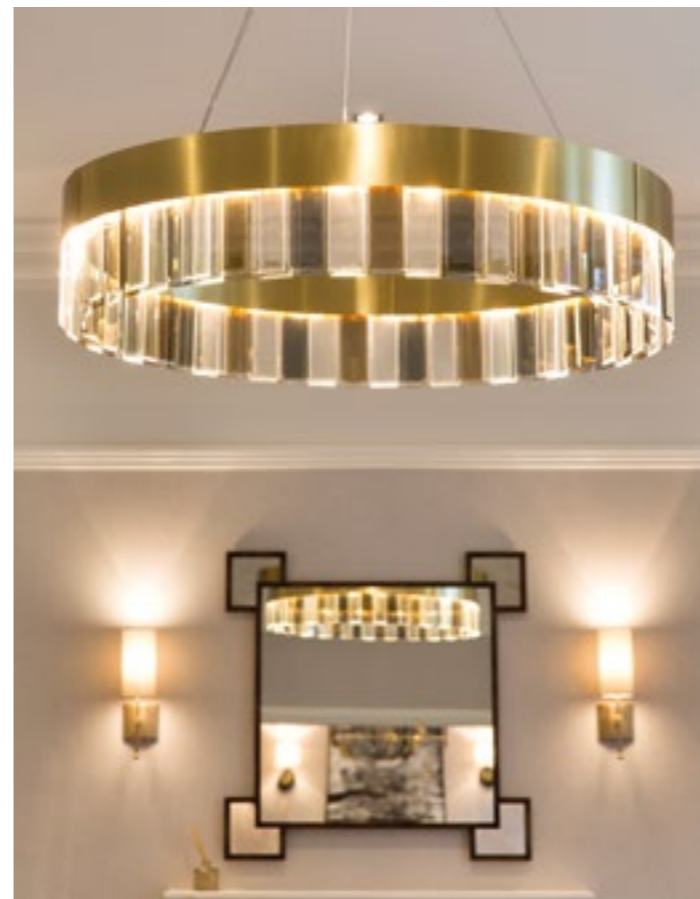
- CCTV and high defined security systems are installed throughout the house. Crucial family areas are fitted with panic buttons in case of emergency. CCTV views are accessible via touch screen panels through the whole house and also via iPad from any location

## Heating & cooling

- Under floor heating is installed throughout the whole house. Air conditioning units are installed and controlled via Crestron panels and iPads. All bathrooms are also fitted with heated towel rails designed by Vola

## Additional features

- Fully equipped professional kitchen for large-scale catering
- Fully furnished self-contained staff apartment with separate entrance

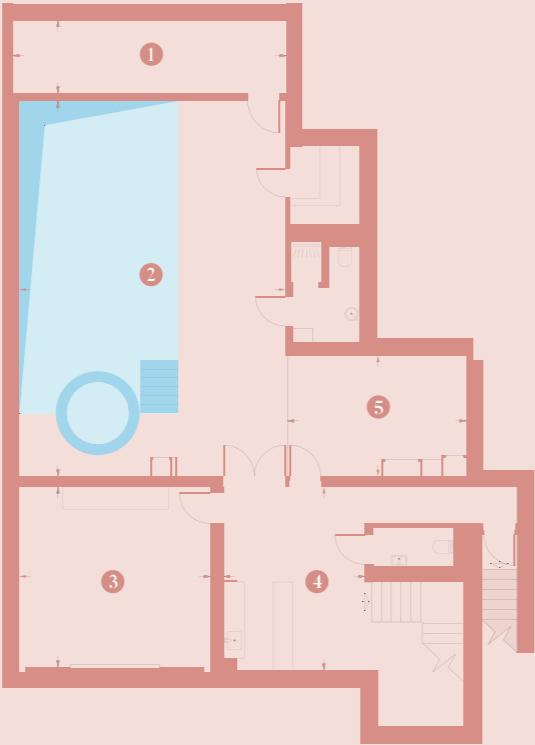


# Basement floor

Nº		m	ft
1	Plant room	7.74m x 2.05m	25'5" x 6'9"
2	Swimming pool	10.64m x 7.46m	34'10" x 24'6"
3	Cinema room	5.40m x 5.09m	17'9" x 16'8"
4	Bar	5.19m x 4.01m	17'0" x 13'2"
5	Gym	5.06m x 3.44m	16'7" x 11'3"

Total gross internal area

980.4 SQ M / 10,553 SQ FT

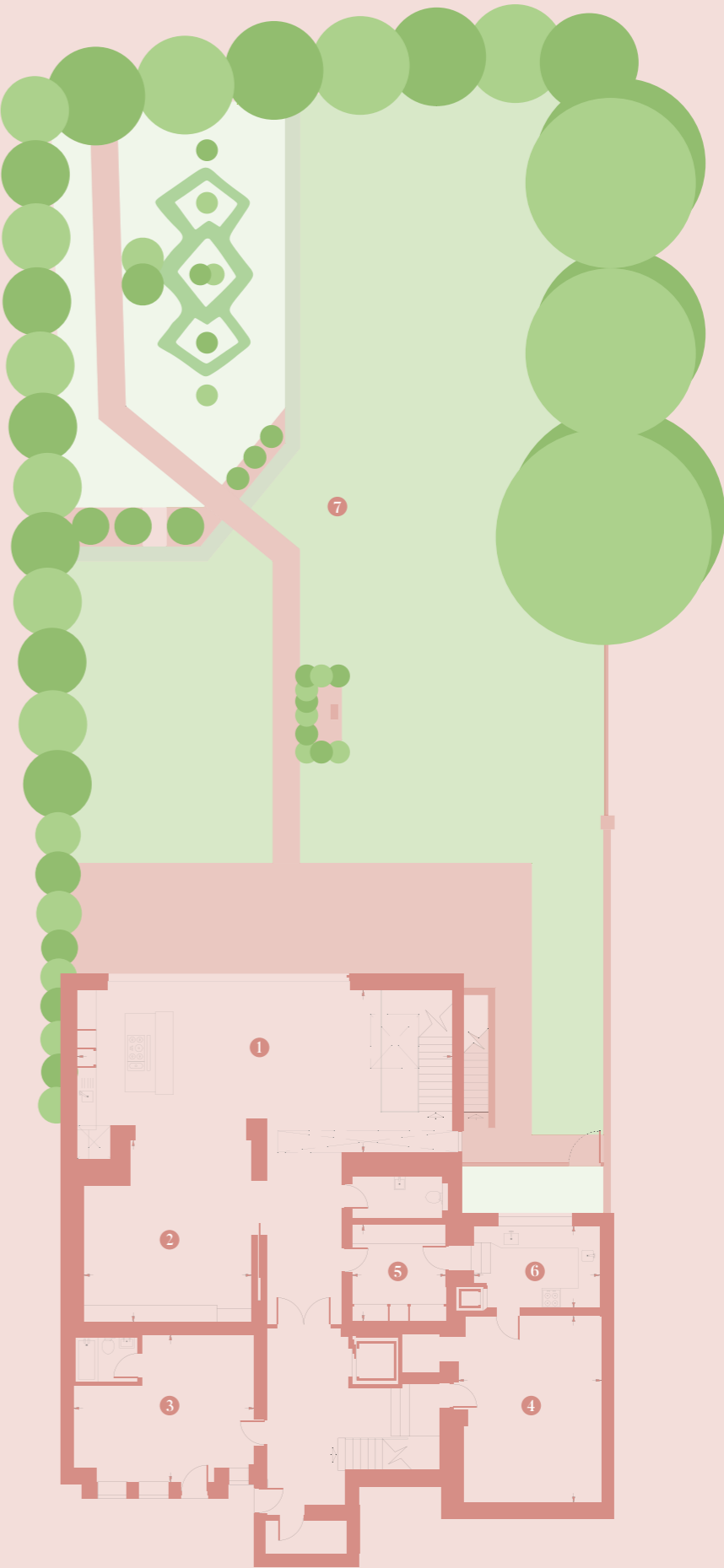


Basement floor



# Lower ground floor

Nº		m	ft
1	Kitchen/breakfast room	12.57m x 5.39m	41'2" x 17'8"
2	Family room	6.10m x 5.63m	20'0" x 18'6"
3	Staff bedroom	6.03m x 4.95m	19'9" x 16'3"
4	Plant room	6.26m x 4.80m	20'6" x 15'9"
5	Utility room	3.22m x 3.16m	10'7" x 10'4"
6	Professional kitchen	4.20m x 2.78m	13'9" x 9'1"
7	Rear garden	29.7m x 19.6m	97'4" x 64'3"

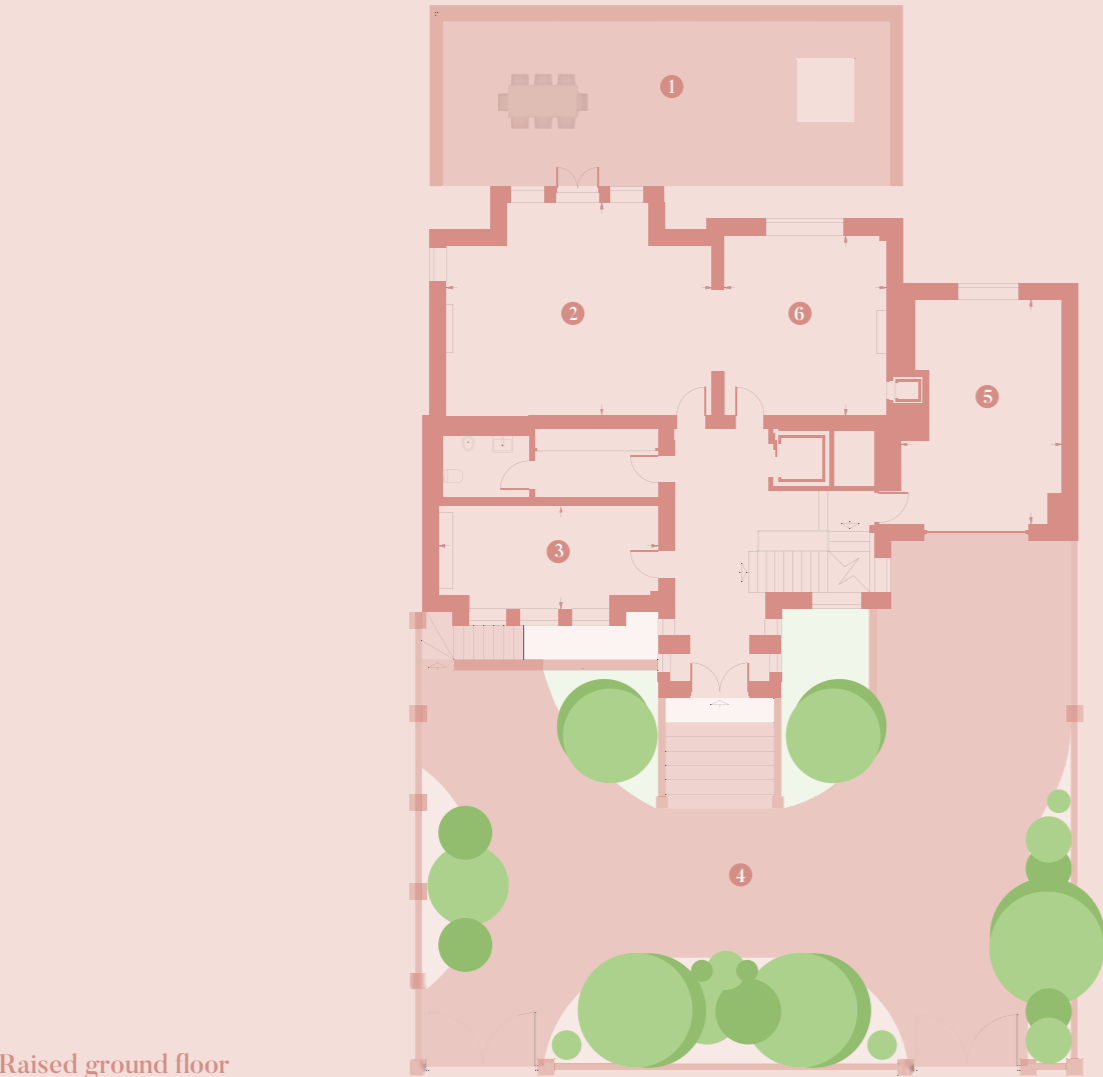


Lower ground floor



# Raised ground floor

Nº		m	ft
1	Terrace	12.65m x 4.60m	41'6" x 15'0"
2	Drawing room	7.53m x 6.05m	24'8" x 19'10"
3	Study	6.21m x 2.92m	20'4" x 9'7"
4	Driveway	12.9m x 18.4m	42'3" x 60'3"
5	Garage	6.33m x 4.57m	20'9" x 15'0"
6	Dining room	5.08m x 4.60m	16'8" x 15'1"



Raised ground floor



# First floor

Nº		m	ft
1	Dressing room	12.49m x 4.79m	40'11" x 15'9"
2	Master bedroom	6.34m x 4.99m	20'10" x 16'4"

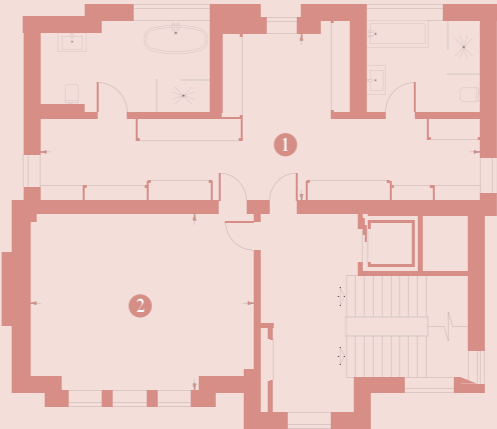
# Second floor

Nº		m	ft
1	Bedroom 3	5.09m x 3.92m	16'8" x 12'10"
2	Bedroom 2	4.97m x 4.74m	16'4" x 15'7"
3	Bedroom 4	6.40m x 3.20m	21'0" x 10'6"

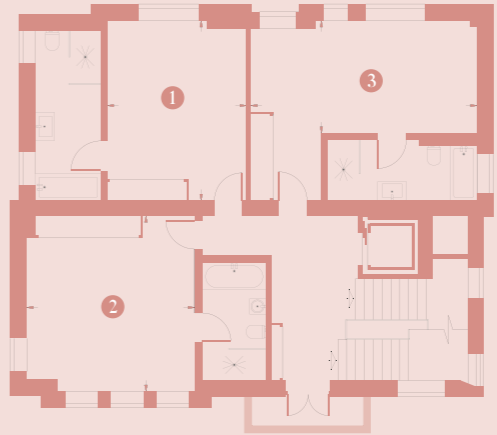
# Third floor

Nº		m	ft
1	Bedroom 5	5.70m x 4.08m	18'8" x 13'5"
2	Bedroom 6	5.23m x 4.25m	17'2" x 13'11"

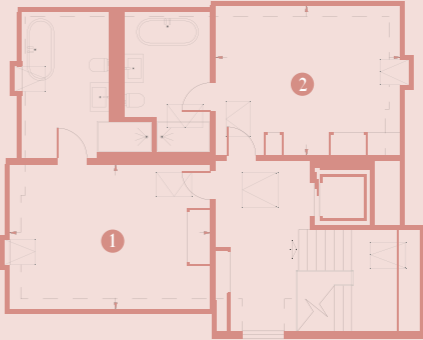
First floor



Second floor



Third floor





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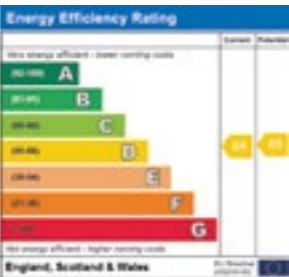
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- 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
- 2. Nothing in these 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.
- 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

- 5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International and Savills in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
- 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

7. Energy Efficiency Rating



16bishopswoodroad.com

Designed by Philosophy  
philosophydesign.com



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