



LUMIERE, 62 PINE GROVE, BROOKMANS PARK AL9 7BW

Guide Price £2,495,000 | Freehold

ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS





## Property Overview

An exceptional five bedroom luxurious family SMART home constructed to the highest specification with beautiful mature garden to rear. The property is arranged over three floors (4,000 sq. ft) of stunning contemporary living space comprising of a fabulous open plan living area with polished concrete floors with aluminous feature columns and exposed brickwork to walls and state of the art fully integrated designer kitchen. Additionally there is a cinema room/gym, study, cloakroom and utility room. To the first floor are four double bedrooms all with en suites with a further spacious bedroom and en suite situated on the (top) second floor. The property enjoys good frontage with gated carriageway drive with plenty of parking with beautiful flat lawn gardens to rear with full width decking and mature trees to rear.







## Property Features

- Luxury Cutting-Edge Architectural Design
- Luxury "Bulthaup" Kitchen
- Designer Bathrooms
- Filter air system
- Gated Carriageway Drive with Eco Parking
- Five Bedrooms, Five Bathrooms
- Gaggenau appliances
- Smart systems throughout
- Underfloor heating
- Fire sprinkler system

## Agents Notes

An amazing 1250 sq ft open plan living room, featuring polished concrete floor, a four panelled floor to ceiling wall of glass overlooking the rear garden. Smart underfloor heating throughout, along with designer lighting arrangements featuring unique illuminated columns to the living room which change colour according to the sun outside but will also alert you if you are wasting energy. Heat recovery ventilation for heating and cooling. Glass staircase. Bespoke Kitchen with Gaggenau appliances, including steam oven, oven, heating plates, combination microwave, dishwasher, fridge and freezer, Quooker hot water tap. Extra tall internal oak doors. Five luxuriously designed Bathrooms. Raindance showers with flush fit trays. LED mirrors. Multi media throughout house.





Second Floor

Approximate Gross Internal Area 3927 sq ft – 365 sq m  
 Ground Floor Area 1977 sq ft – 184 sq m  
 First Floor Area 1353 sq ft – 126 sq m  
 Second Floor Area 597 sq ft – 55 sq m



Ground Floor



First Floor



## Contact us

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