

Like a patient etherized upon the table
When the evening is spread out
Let us go
you
and
spread out
against the sky
again
When the evening
certain half-deserted streets



HUXLEY HOUSE

THE BISHOPS AVENUE
LONDON N2











HUXLEY HOUSE HAS A UNIQUE ARCHITECTURAL STYLE INSPIRED BY MANSIONS OF THE EIGHTEENTH AND NINETEENTH CENTURIES AND A COMMENSURATE SIZE AND SCALE; WHILE INTERNALLY THE HOUSE REPRESENT THE EPITOME OF MODERN LIVING, INCLUDING EXTENSIVE SPA AND ENTERTAINMENT SUITES ALONGSIDE MORE TRADITIONAL LUXURY FEATURES. WITH DETAILS SUCH AS MARQUETRY, ADVANCED TECHNOLOGICAL FEATURES AND EXQUISITE INTERIOR DESIGN

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HUXLEY HOUSE

With approximate gross internal areas in excess of 14,530 sq ft (13,500 sq m) and spanning four storeys all accessed by an internal lift, Huxley House generously proportioned, with a grandeur which befits their imposing, elegant and classic façade. But while the scale of the two storey galleried entrance halls, five reception rooms and seven en suite bedrooms is typical of the grand houses of the Victorian period, the home benefit from substantial additional facilities including a cinema, club room, fitness suite, pool and car lift.



ACCOMMODATION

The interior architects have skilfully optimised natural light to create bright, fresh rooms which connect seamlessly with the landscaped grounds. The double aspect drawing room, the family room and breakfast room each have glazed French doors which lead onto the stone patio and gardens beyond; while the master bedroom suite benefits from a balcony approximately 22 ft (7m) in length, again offering further views of the exquisite landscaped exterior. All first floor bedroom suites feature dressing rooms and en suite bathrooms, furnished with honed Italian marble floor, high gloss lacquered Italian tabu veneer joinery, bespoke fitted stone vanity unit and feature stone basins.

The opulence and elegance of the three upper storeys continues in the entertainment suite. The extensive spa and fitness facilities include a glass mosaic pool and separate spa pool, a marble clad ice chute, sauna, steam room and Jacuzzi and a treatment room. Dark marble surfaces and an abundance of intricate ceiling lights evocative of a clear sky at night create the ultimate environment for relaxation. A clubroom with marble clad bar and external courtyard, and a 37 ft (11m) cinema guarantees impressive evening entertainment.

Audio and data facilities are provided throughout the house and include a Crestron multi-room audio system with speakers throughout and an integrated audio visual system. Dimmable, scene setting lighting, security features, window opening and heating can be controlled both centrally and remotely. In addition to CCTV, a concierge service provides 24 hour security.



DESIGN

Huxley House is an imposing double-fronted home in the Victorian style, built in red brick with contrasting stone detail, and featuring a grand stone portico to front door.

feature hardwood double-glazed windows, stone steps leading to the front door, and stone terraces to the rear garden. The landscaped gardens include many original, mature trees including hazel, oak, willow and apple. Internally, the grandeur is maintained in sweeping marble-clad staircases, stained oak Versailles panel timber flooring, honed Italian marble floors with intricate marble patterning, and stunning crystal pendant lighting.

Modern luxury is present in the Miele kitchens, Imperial velvet carpets with extra thick underlay, fitted custom designed display joinery with concealed LED lighting, feature uplighters and underfloor heating. In the stunning home, the grandeur of centuries past sits comfortably with the most desirable of modern features.



SITUATION

The home provide such connectivity to the natural landscape, both within the demise itself and beyond, that the close proximity to central London is almost beyond belief. The grounds are a genuine oasis of calm. Those of Huxley House lie east / south, providing a sunny garden and the ideal opportunity for breakfast on the terrace.

feature impressive in / out driveways with ample capacity for off-street parking and gardens benefit from external lighting with power and water supplies.

















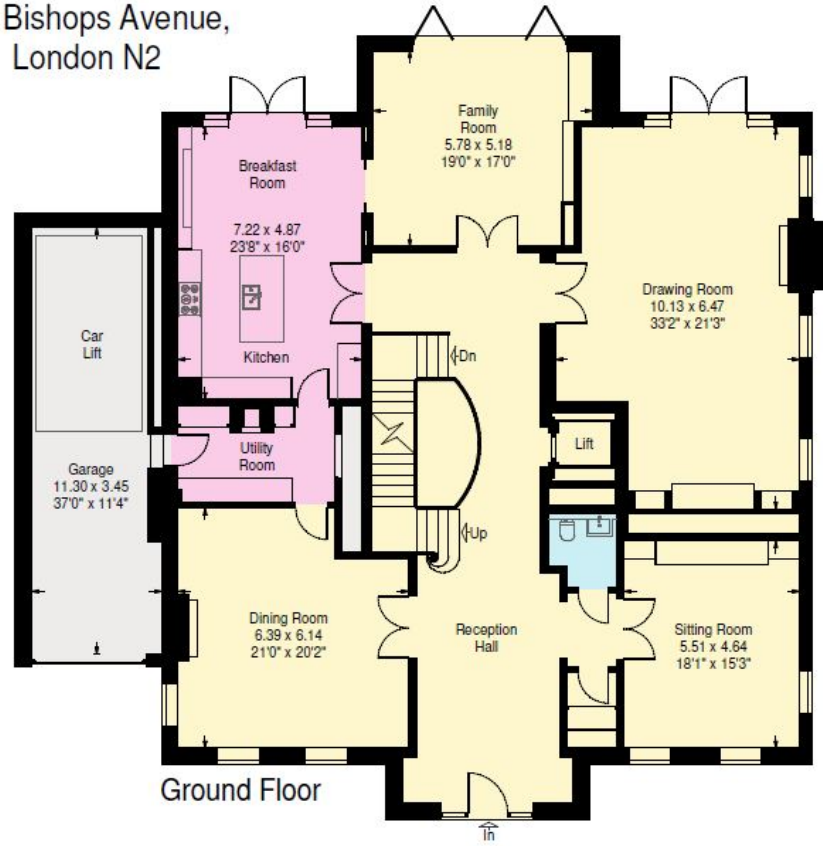




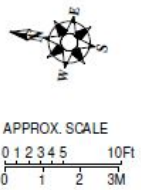


Lower Ground Floor

The Bishops Avenue,
London N2



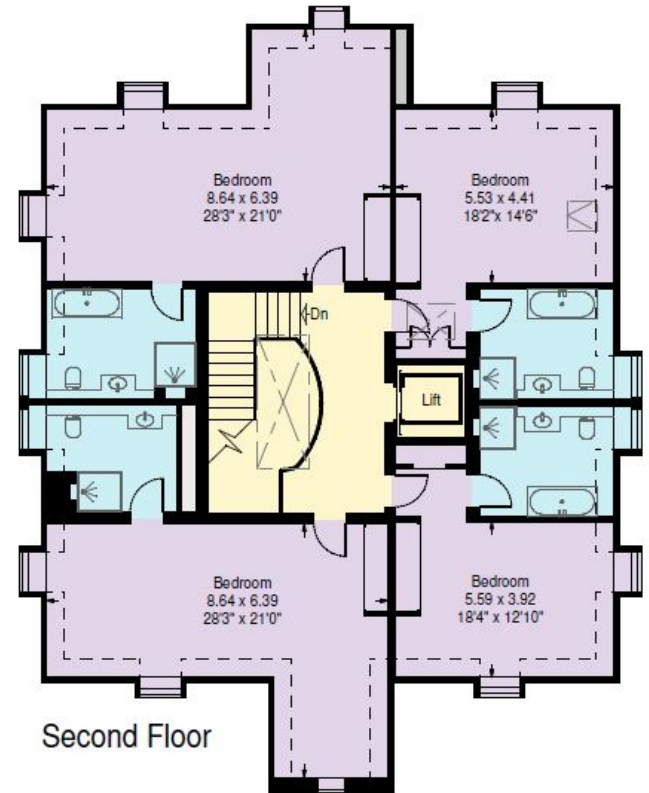
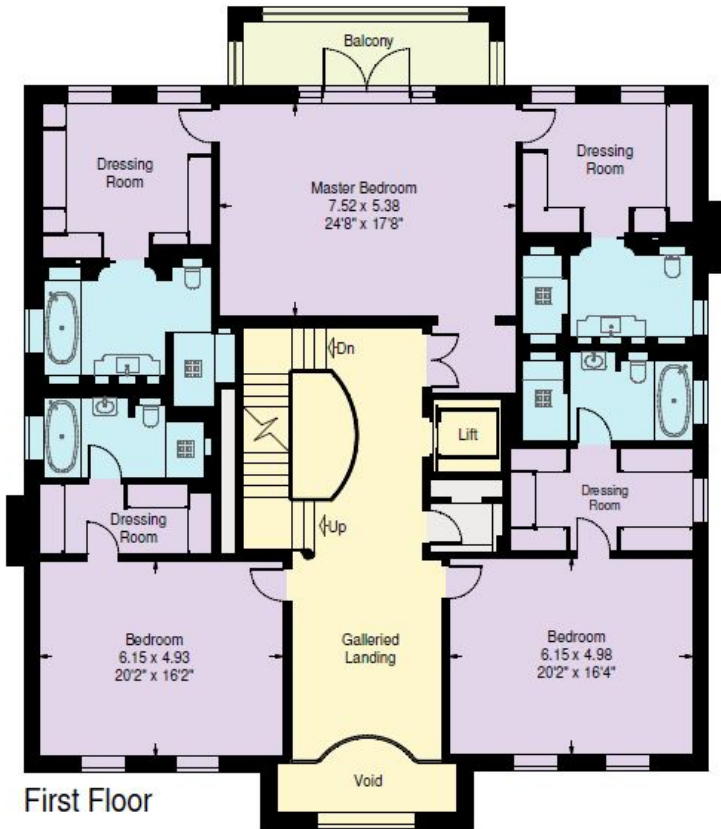
Ground Floor



Approximate Gross Internal Area:
1353.2 sq.m. / 14,566 sq.ft.
(including garage, car lift, plant rooms and reduced height area, below 1.5m - denoted with dashed line)
External plant rooms - 14.6 sq.m. / 157 sq.ft.
Reduced height area - 22.5 sq.m. / 242 sq.ft.

www.ProplanUK.co.uk
All measurements and figures are taken in accordance with RICS guidelines. This plan is for guidance only and must not be relied upon as a statement of fact.

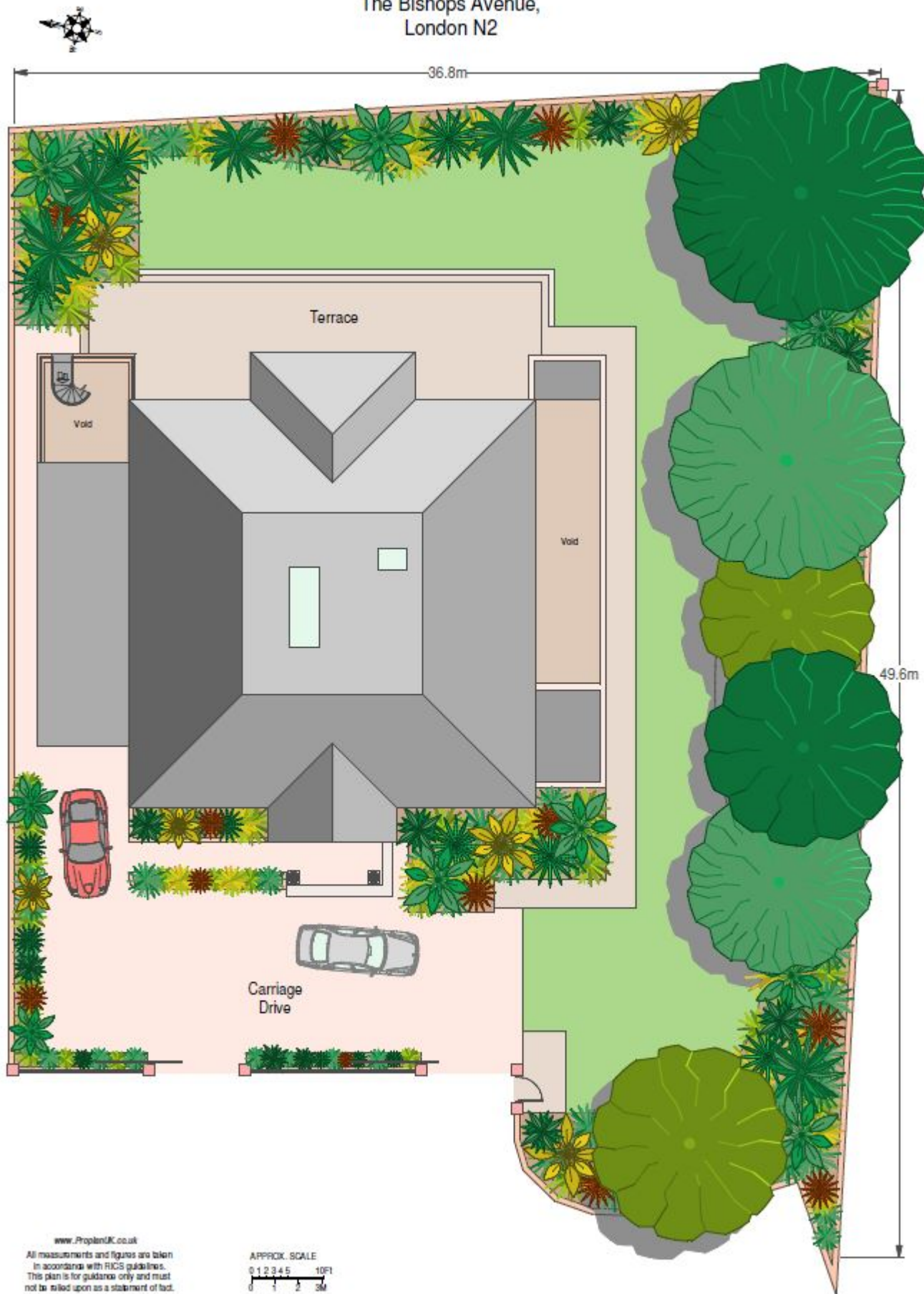
The Bishops Avenue,
London N2



APPROX. SCALE
0 1 2 3 4 5 10FT
0 1 2 3M

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The Bishops Avenue,
London N2







LOCATION

The Huxley location marries the ultra-exclusivity of The Bishops Avenue - home to monarchs, business magnates, and celebrities – with the natural beauty of neighbouring Hampstead Heath. The 790-acre parkland is only moments away, with the prestigious Kenwood House at its entrance. Designed by the famous 18th century Scottish architect, Robert Adam, and surrounded by lush landscaped gardens created by Sir Humphrey Repton, Kenwood is one of London's hidden gems. With awe-inspiring interiors featuring a world-class art collection, from Rembrandt to Turner, Gainsborough to Vermeer, Kenwood sets the tone for what is perhaps the world's most exclusive neighbourhoods.

The Bishops Avenue is named after Arthur Winnington-Ingram, who as Bishop of London until 1939, owned much of the local area and is commemorated in many of the street names.

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KEY TRAVEL TIMES

Euston | 11 mins

King's Cross St Pancras International | 13 mins

Oxford Street | 16 mins

Bank | 21 mins

Waterloo | 21 mins

Bond Street | 23 mins

Knightsbridge | 26 mins

Paddington | 36 mins

Heathrow Airport | 56 mins

Gatwick Airport | 63 mins



HAMPSTEAD AND HIGHGATE

Hampstead Heath sits between two of London's most charming villages, Highgate and Hampstead village. The HOUSE NAME enjoys the proximity and benefits of both. Highgate Village, with its hill-top location it enjoys panoramic views over the city, is on the houses' doorstep, whilst Hampstead village is just across the heath. Both villages are wonderfully atmospheric with fashion boutiques, antique shops and a renowned café culture.

Highgate got its name from the Bishop of London's hunting grounds, which were nicknamed 'the gate in the hedge', as there was a high, deer-proof hedge surrounding the estate.



SPECIFICATION HUXLEY HOUSE

MAIN ENTRANCE HALL

- | Front Door with Banham Ironmongery
- | Honed Italian Marble floor
- | LED down lights and feature metalwork Wall lights and feature crystal pendant lighting
- | Feature Double Hi gloss Lacquered Stained walnut Veneer glass internal doors brushed brass inset metalwork and brushed brass ironmongery
- | Feature uplighters
- | Sweeping marble clad staircase with metalwork balustrade and timber handrail
- | Elegant polished plaster finish to walls

COAT STORE

- | Honed Italian Marble floor
- | Fitted coated storage

POWDER ROOM

- | THG Lalique crystal bathroom fittings
- | Honed Italian Marble floor
- | Bespoke fitted stone vanity unit and feature stone basin
- | Over basin mirror wall
- | Hi gloss Lacquered Stained walnut Veneer joinery

STUDY

- | Prime grade custom stained oak versaille panel timber flooring
- | Fitted custom designed display joinery with concealed LED lighting and suede wrapped panel all in hi gloss lacquered stained walnut Veneer
- | LED down lights and glass fluted Wall lights and provision for feature pendant lighting
- | Ceiling Speakers

FORMAL DRAWING ROOM

- | Double aspect drawing room with Glazed double French doors to exterior garden
- | Honed Italian Marble border with Prime grade custom stained oak versaille panel timber flooring

- | Hi gloss lacquered stained walnut Veneer half height panelling
- | Featured Fire place unit in hi gloss lacquered stained walnut Veneer with brushed brass metalwork
- | Feature Coffe Ceiling with LED down lights, bespoke Italian wall lights and provision for pendant lighting
- | Ceiling Speakers
- | Custom design display unit in hi gloss lacquered stained walnut Veneer finish with inset leather wrapped panels

FORMAL DINING ROOM

- | Honed Italian Marble border with Prime grade custom stained oak versaille panel timber flooring
- | Marble fireplace with metal grate and decorative dogs
- | Feature Coffe Ceiling with LED down lights and provision for Wall lights and feature pendant lighting
- | Ceiling Speakers
- | Feature up lighting

SEVERY

- | Full fitted kitchen units
- | Composite countertop and splashback
- | Integrated under unit lighting
- | Integrated warming drawer and ice machine
- | Dumbwaiter

FAMILY KITCHEN

- | Spacious open plan Kitchen with Glazed double French doors to exterior garden
- | Hand painted Bespoke oak veneer lined kitchen with bronze metalwork custom handles
- | Central Island unit
- | Polished Italian Marble countertop with waterfall edge detail
- | Integrated under unit lighting
- | Integrated Miele induction hob, dishwasher, Fridge freezer, oven, combi microwave / oven, warming drawer appliances

- | Franke stainless steel under mounted sink with Hot Franke taps

- | Wine display Fridge
- | Polished Italian Marble floor
- | TV with Ceiling Speakers
- | Feature Coffe Ceiling with LED down lights and provision for Wall lights and feature pendant lighting
- | Feature Media unit with display glazed cupboards
- | Honed Italian Marble floor

FAMILY ROOM

- | Honed Italian Marble border with Prime grade custom stained oak versaille panel timber flooring
- | Fitted custom designed media unit joinery with concealed LED lighting and suede wrapped panel all in higloss lacquered stained walnut Veneer.
- | Feature Coffe Ceiling with LED down lights and provision for Wall lights and feature pendant lighting
- | TV with ceiling Speakers
- | Glazed double French doors to exterior garden

FIRST FLOOR LANDING

- | Prime grade custom stained oak versaille panel timber flooring
- | LED down lights and feature metalwork Wall lights and feature crystal pendant lighting
- | Satin gloss lacquered stained walnut Veneer glass internal doors and brushed brass ironmongery
- | Feature uplighters
- | Sweeping marble clad staircase with metalwork balustrade and timber handrail
- | Elegant polished plaster finish to walls

MASTER BEDROOM & LOBBY

- | Imperial velvet carpet with extra thick underlay
- | Bespoke Hi gloss lacquered stained walnut Veneer headboard with fabric wrapped panels and brushed brass metalwork



- | Feature wall lights
- | Ceiling Speakers
- | Feature Coffered Ceiling with LED down lights and provision for feature pendant lighting
- | Faux silk wallpaper

HER DRESSING ROOM

- | Imperial velvet carpet with extra thick underlay
- | Bespoke fitted Hi gloss lacquered stained walnut Veneer wardrobes with integrated illumination and brushed brass metalwork
- | Ceiling Speakers
- | Faux silk wallpaper

HIS DRESSING ROOM

- | Imperial velvet carpet with extra thick underlay
- | Bespoke fitted Hi gloss lacquered stained Macassar Veneer wardrobes with integrated illumination and brushed brass metalwork
- | Ceiling Speakers
- | Faux silk wallpaper

HER MASTER BATHROOMS

- | Polished Italian marble floors, full height walls, bath surrounds and shower, skirting and architrave
- | Bespoke fitted vanity unit with marble countertop and Hi gloss lacquered stained walnut Veneer framing
- | Over basin mirror wall
- | Bath with THG deck mounted hand shower, mixer taps and waterfall bath filler
- | Walk in shower with frameless glass enclosure and bench
- | THG rain shower and hand shower
- | Wall mounted WC & bidet with concealed push button cistern and soft close seat cover
- | THG Lalique crystal bathroom fittings
- | Heated towel rail
- | Low level lighting

- | Concealed shaver socket
- | Heated mirrors
- | Inset framed mirrors wall
- | Aqua vision TV

HIS MASTER BATHROOMS

- | Polished marble floors, full height walls, bath surrounds and shower, skirting and architrave
- | Bespoke fitted vanity unit with marble countertop and Hi gloss lacquered stained walnut Veneer framing
- | Over basin mirror wall
- | Walk in shower with frameless glass enclosure and bench
- | THG rain shower and hand shower
- | Wall mounted WC & bidet with concealed push button cistern and soft close seat cover
- | THG Lalique crystal bathroom fittings
- | Heated towel rail
- | Low level lighting
- | Concealed shaver socket
- | Heated mirrors
- | Inset framed mirrors wall
- | Aqua vision TV

BEDROOM 2 & 3

- | Imperial velvet carpet with extra thick underlay
- | Bespoke fitted Satin lacquered veneer wardrobes with integrated illumination, bevelled mirror and brushed brass metalwork
- | LED down lights and provision for Wall lights and feature pendant lighting

GUEST BATHROOMS AND SHOWER ROOMS

- | Marble floors and full height walls bath, shower surrounds, skirting and architrave
- | Bespoke fitted stone vanity unit in satin lacquered stained walnut Veneer
- | Over basin mirror wall

- | Baths with overhead shower VADO deck mounted hand shower and mixer taps
- | Walk in shower with frameless glass enclosure,
- | VADO rain shower and hand shower
- | Wall mounted WC with concealed push button cistern and soft close seat cover
- | VADO polished chrome sanitary ware fittings
- | Polished chrome heated towel rail
- | Low level lighting
- | Concealed shaver socket
- | Heated mirrors
- | Inset framed mirrors wall

LINEN STORE

- | Imperial velvet carpet with extra thick underlay
- | Racked storage units
- | LED down lights

SECOND FLOOR LANDING

- | Prime grade custom stained oak versaille panel timber flooring
- | LED down lights and feature metalwork Wall lights and feature crystal pendant lighting
- | Satin gloss lacquered stained walnut Veneer glass internal doors and brushed brass ironmongery
- | Sweeping marble clad staircase with metalwork balustrade and timber handrail
- | Elegant polished plaster finish to walls

BEDROOM 4,5,6 & 7

- | Imperial velvet carpet with extra thick underlay
- | Bespoke fitted Satin lacquered painted wardrobes with integrated illumination
- | LED down lights and provision for Wall lights and feature pendant lighting

GUEST BATHROOMS AND SHOWER ROOMS

- | Marble floors and full height shower surrounds, skirting and architrave



- | Bespoke fitted stone vanity unit in satin lacquered painted finish
- | Over basin mirror wall
- | Baths with VADO deck mounted hand shower and mixer taps
- | Walk in shower with frameless glass enclosure,
- | VADO rain shower and hand shower
- | Wall mounted WC with concealed push button cistern and soft close seat cover
- | VADO polished chrome sanitary ware fittings
- | Polished chrome heated towel rail
- | Low level lighting
- | Concealed shaver socket
- | Heated mirrors
- | Inset framed mirrors wall

BASEMENT FLOOR HALLWAY

- | Honed Italian Marble floor
- | LED down lights and feature metalwork Wall lights and feature crystal pendant lighting
- | Feature Double Hi gloss Lacquered Stained walnut Veneer glass internal doors brushed brass inset metalwork and brushed brass ironmongery
- | Feature uplighters
- | Sweeping marble clad staircase with metalwork balustrade and timber handrail
- | Elegant polished plaster finish to walls
- | Satin lacquered Stained walnut Veneer timber clad wall with bevelled mirror

POWDER ROOM

- | THG Lalique crystal bathroom fittings
- | Honed Italian Marble floor
- | Bespoke fitted stone vanity unit and feature stone basin
- | Over basin mirror wall
- | Hi gloss Lacquered Stained walnut Veneer joinery

CLUBROOM & CINEMA

- | Imperial velvet carpet with extra thick underlay
- | Italian marble floor to bar area and wine rooms
- | Bespoke Satin Lacquered Stained walnut Veneer back bar display unit with feature frame and concealed illumination
- | Marble clad bar with bronze tinted mirror
- | Feature Satin Lacquered Stained walnut Veneer project screen surround with fabric wrapped panels

- | Feature Coffered Ceiling with LED down lights
- | Low level lighting

WINE ROOM

- | Italian Marble floor
- | Featured Built in wine display joinery with display shelving

POOL HALL & SPA

- | Polished Italian Marble floor
- | Glass Mosaic pool with separate spa pool
- | Custom design feature pendant with ascent lighting
- | Satin lacquered stained walnut veneer bespoke juice bar unit with framed mirror
- | Elegant polished plaster finish to remain walls
- | Full height glazed walls
- | Marble inlaid floor with marble clad ice chute
- | Walk in drench shower and hand shower
- | VADO polished chrome sanitary ware fittings

GYM

- | Marble border with Prime grade stained oak timber flooring
- | Satin lacquered framing with bevelled mirror panelled walls
- | Full height glazed walls
- | LED down lights
- | TV with ceiling Speakers

STEAM ROOM

- | Polished Italian Marble floor
- | Glazed door with feature handle
- | Marble clad heated benched and walls
- | Concealed ascent lighting
- | Digital panel control system for temperate and lighting

STEAM ROOM

- | Polished Italian Marble floor
- | Glazed door with feature handle
- | Timber clad benches, walls and ceiling
- | Concealed ascent lighting
- | Digital panel control system for temperate and lighting

CHANGING ROOM

- | Marble floors, shower surrounds, skirting and architrave
- | Bespoke fitted stone vanity unit
- | Towel store in satin lacquered stained walnut veneer

- | Over basin mirror wall
- | Walk in shower with overhead shower VADO hand shower and mixer taps and frameless glass enclosure
- | VADO rain shower and hand shower
- | Wall mounted WC with concealed push button cistern and soft close seat cover
- | VADO polished chrome sanitary ware fittings
- | Polished chrome heated towel rail
- | Low level lighting
- | Concealed shaver socket
- | Heated mirrors
- | Inset framed mirrors wall
- | Marble clad bench

TREATMENT ROOM

- | Marble floors, skirting and architrave
- | Bespoke fitted stone vanity unit
- | Inset framed mirror

LAUNDRY

- | X2 Integrated separate Neff washing machine & tumble dryer appliances
- | Franke stainless steel under mounted sink with Franke taps
- | Composite Stone countertop
- | Full fitted units with storage
- | Ceramic floors

COMMERCIAL KITCHEN

- | Stainless Steel full fitted kitchen units
- | Stainless Steel countertop and splashback
- | Integrated under unit lighting
- | Integrated Neff induction hob, dishwasher, Fridge freezer, oven, combi microwave / oven, warming drawer appliances
- | Franke stainless steel under mounted sink with Franke taps
- | Ceramic floors

STAFF BEDROOM

- | Full fitted carpet
- | Fitted wardrobes with integrated illumination
- | LED down lights

STAFF BATHROOM

- | Ceramic floors & shower surrounds
- | Bespoke fitted vanity unit with composite countertop
- | Over basin mirror wall

- | Walk in shower with glass enclosure,
- | Wall mounted WC with concealed push button cistern and soft close seat cover
- | Polished chrome sanitary ware fittings
- | Polished chrome heated towel rail

TERRACES & GARDEN

- | Landscape designed Gardens by Bowles & Wyer
- | External lighting with power and water supply
- | Stone terraces to rear garden

GARAGE

- | Private Garage, with double car stacker and additional space
- | Automatic Garage Door Entry

GENERAL

- | Bespoke Satin lacquered Stained walnut Veneer internal doors throughout with brushed brass inset metalwork and brushed brass ironmongery
- | Neutral painted palette to walls throughout
- | LED lighting
- | Double glazed, hardwood windows and external doors with acoustic and thermal protection

HEATING & COOLING

- | Wet under floor heating throughout with seven day scheduling, manual override and energy saving options
- | Thimble sensor thermostatic control with integrated Crestron Control
- | Bathrooms heated via an electric under floor heating system with electric heated towel radiators
- | Energy efficient boilers
- | Crestron controlled Concealed comfort cooling (to Reception Room/Dining Room, Kitchen/Family Room and all bedrooms)
- | Crestron controlled under floor heating throughout

AUDIO & DATA

- | Crestron multi room audio system with speakers throughout
- | Pre wired motorised Window Treatments to all principle room
- | Crestron controlled audio visual system
- | Pre wired for internet, telephone and multimedia distribution
- | Satellite, terrestrial TV and telephone sockets to all receptions and bedrooms

- | All TV sockets Sky HD and 3D enabled (subject to subscriptions)
- | Crestron lighting control system throughout providing dimmable, scene setting lighting
- | CAT6 Cabling

SECURITY

- | Video Entry System
- | Intruder Alarm Redcare ready Intruder alarm covered by SSAIB certification
- | External Multi Angle CCTV Security Camera

WARRANTY

All apartments are covered by 10 year building guarantee insurance against defects in construction



Aldous Leonard Huxley

1894 - 1963



Aldous Leonard Huxley was an English writer, novelist, philosopher, and prominent member of the Huxley family. He graduated from Balliol College at the University of Oxford with a first-class honours in English literature.

He was best known for his novels including *Brave New World*, set in a dystopian future for non-fiction books, such as *The Doors of Perception*, which recalls experiences when taking a psychedelic drug and a wide-ranging output of essays. Early in his career Huxley edited the magazine *Oxford Poetry* and published short stories and poetry. Mid career and later, he published travel writing, film stories, and scripts. He spent the later part of his life in the U.S., living in Los Angeles from 1937 until his death. In 1962, a year before his death, he was elected Companion of Literature by the Royal Society of Literature.

Huxley was a humanist, pacifist, and satirist. He later became interested in spiritual subjects such as parapsychology and philosophical mysticism, in particular universalism. By the end of his life, Huxley was widely acknowledged as one of the pre-eminent intellectuals of his time. He was nominated for the Nobel Prize in Literature in seven different years.



HUXLEY HOUSE

THE BISHOPS AVENUE
LONDON N2

Then
Slipped by the terrace
made a
sudden gap
in front
And seeing that
a soft October night
and revisions
Before the taking