



CAMDEN CHASE

49 Dollis Avenue, London, N3

Guide Price £3,000,000

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A newly built smart home spanning in excess of 4,400sqft across four floors with six bedrooms and six bathrooms, a south facing tiered garden and driveway parking for three or more vehicles. Finished to an exacting standard throughout, the home has been built with Loxone automation technology meaning you can control everything from the underfloor heating to the integral speakers or sauna from your mobile phone.

The 29'9 by 20'5 kitchen includes Dekton worktops and splashback, Gaggenau fridge and freezer, Miele induction with built in extraction and Quooker tap. On this level you also have a sauna, gym/cinema room, shower room, utility room, another reception space, a breakfast room, wine store and access to the sunken courtyard.

At raised ground floor level you have a second kitchen and 30'3 by 21' living room that opens onto a decked terrace, an office/ study room and guest bedroom with bathroom.

Bathroom finishes include porcelain tiles, Villeroy & Boch and Grohe fittings. Different Ipe wood is used throughout the home. A wet underfloor heating system provides room by room temperate control. The home is secured by bespoke ironwork and Hikvision CCTV security.

Finchley Central tube station (Northern Line) is 0.4 miles away, as are Regents Park Road and Ballards Lanes amenities. There are great road links including the connections for the A406, A1 and M1 approx. 1 mile from the property. There are many sports clubs close by including Finchley and Mill Hill golf courses and a David Lloyd Health Club.

Council Tax Band: H





- Hikvision security
- Chain free sale
- Sauna and gym/cinema room
- 0.4 miles from Waitrose, bars and restaurants
- Dekton worktops with Gaggenau, Miele and Quooker tap appliances
- 0.4 miles from Finchley Central Tube station
- Loxone smart home and automation technology
- Excellent road links including A1, A406 & M1
- Ipe wood and Porcelain tile finishes
- Extra sound proofing to all rooms



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B	88	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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