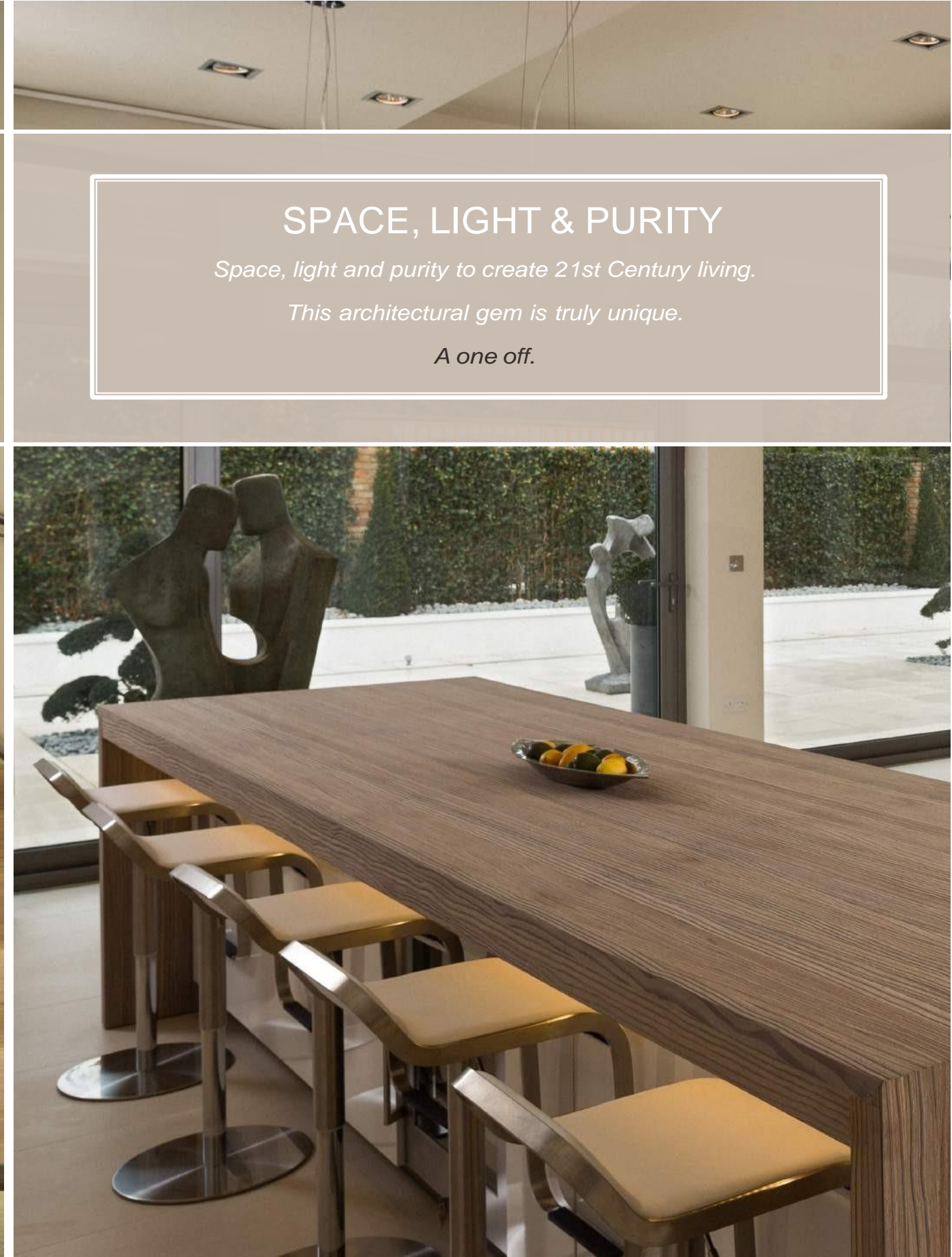




SKYHALL

SKYHALL

ARKLEY HERTFORDSHIRE

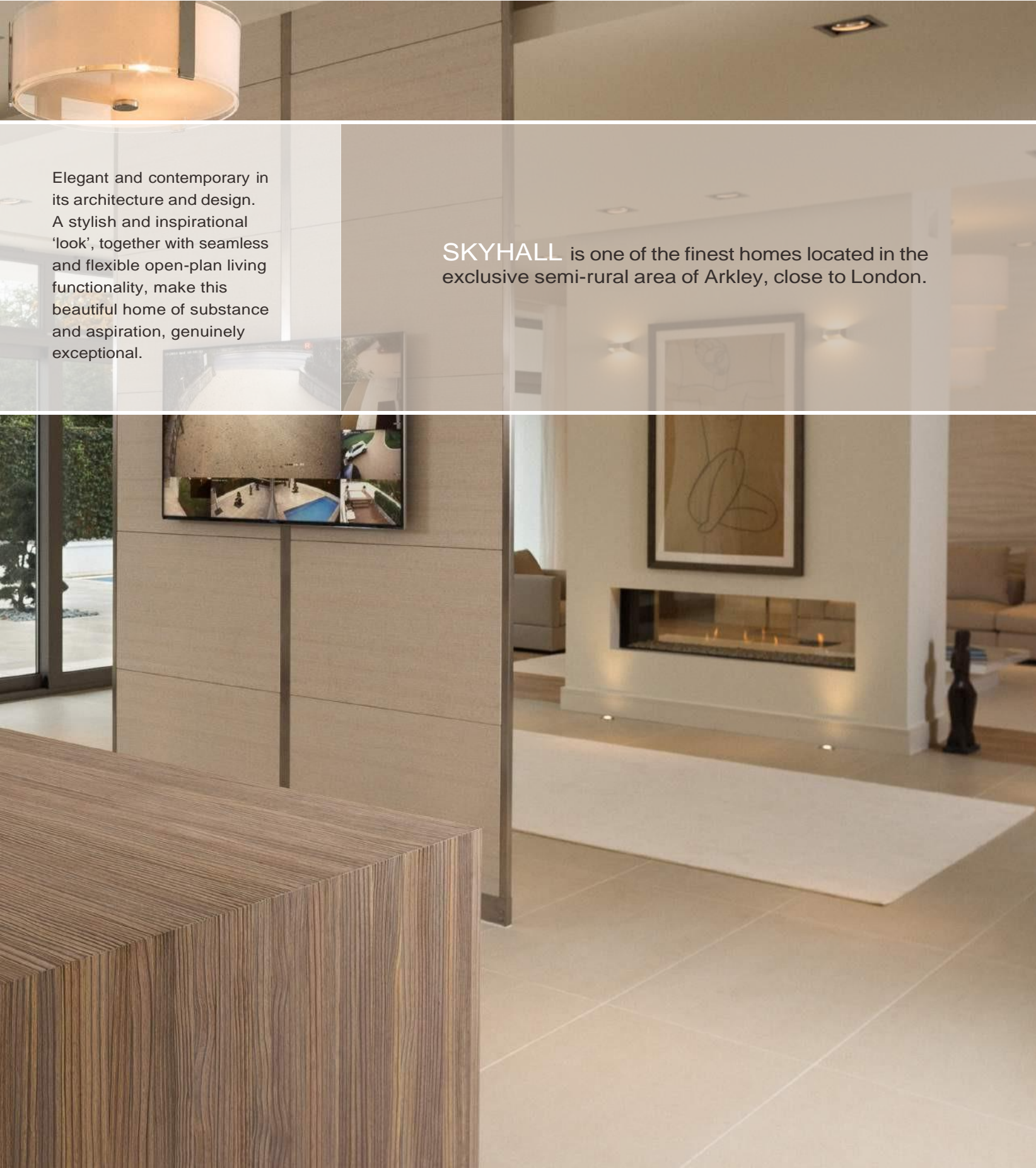


SPACE, LIGHT & PURITY

Space, light and purity to create 21st Century living.

This architectural gem is truly unique.

A one off.



Elegant and contemporary in its architecture and design. A stylish and inspirational 'look', together with seamless and flexible open-plan living functionality, make this beautiful home of substance and aspiration, genuinely exceptional.

SKYHALL is one of the finest homes located in the exclusive semi-rural area of Arkley, close to London.

SKYHALL

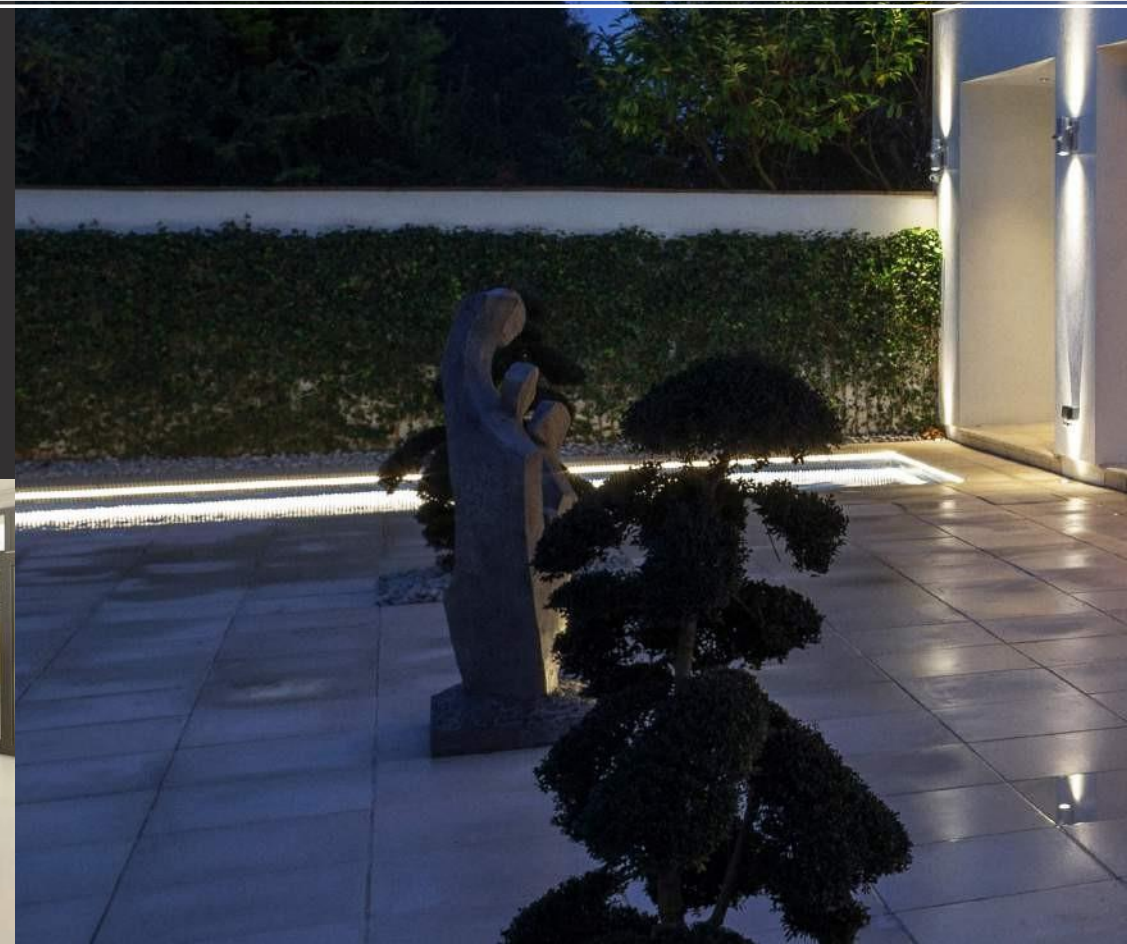
This stunning 2 storey detached residence with linear ex-ercise pool and gymnasium, including private first floor terrace accessed from the master bedroom, has been constructed by Northaw Properties to NHBC standards, and with the environment in mind, the property has also successfully achieved a Code Lev-el 3 under the revered 'Code For Sustainable Homes' certification.

The outstanding 5 double bedroom, 5 bath, 4 reception room contemporary home incorporates a substantial feature staircase with a glass roof above at first floor level. The home is designed for open plan family living and entertainment on a large scale. Stunning indi-viduality, spectacular spaces and exquisite detailing all complement the extraordinary specification. SKYHALL is totally screened from the road and set back approximately 160 Feet. Access is via two separate sets of automated security gates within a private road.



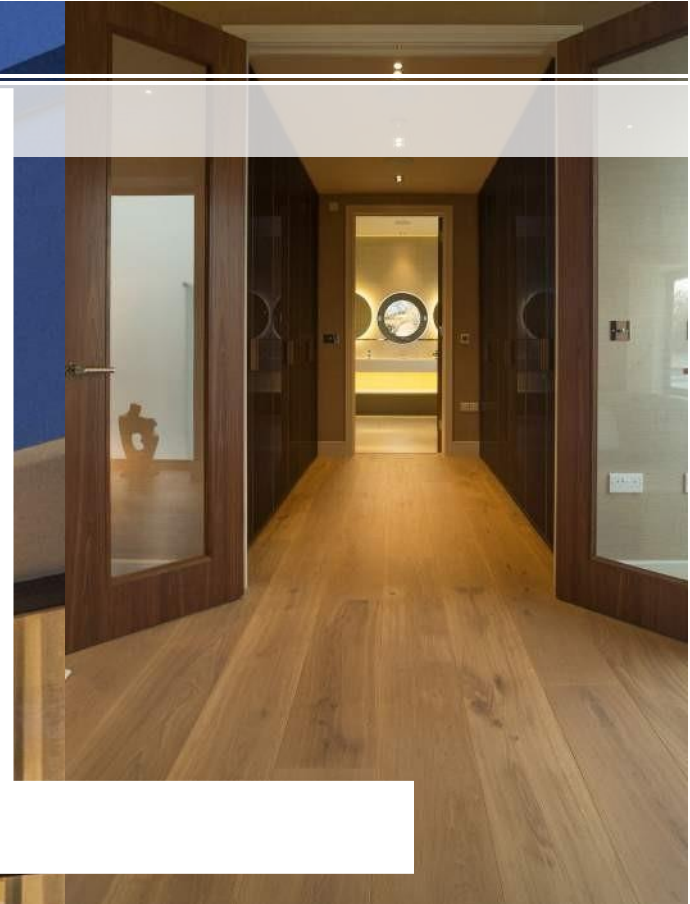
SKY

Huge glazed walls to the main super-room, flood the home with light and invite the walled courtyard terrace garden, swimming pool and Portland stone terrace, into the living spaces. The high-tech gloss lacquered designer kitchen is the central hub of the home, which is semi open plan to the main reception. A translucent fibre optic floating wall and a 'Platonic' see-through double sided remote controlled gas fire separates the two spaces. The Scandinavian river-washed high pressure Brasilica timber kitchen island seats 10 and the large volume of the reception super-room leads through to a study and gymnasium. Both areas overlook the exercise pool through structural glass walls.



A UNIQUE BLEND OF FORM AND FUNCTION FOR MODERN LIVING

A L I



The appointment of SKYHALL has been designed to enhance modern day living and to create translucency within the interior. The home includes the installation of ultra thin LED smart TV's, broadband wiring and wireless controls, giving efficient and easy mobile phone or tablet management of a Niles Auriel integrated multi-room, multi-source, music, video, security, TV and home theatre entertainment system, throughout the main areas of the home.

ALL JOINERY IS BESPOKE,
WITH BEAUTIFUL FULL HEIGHT SOLID CORE
HIGH-GLOSS LAMINATED DOORS.
SIGNATURE PORTHOLES ARE INSTALLED IN
VARIOUS WALLS AND DOORS TO ADD
VISTAS, LIGHT AND GLAMOUR.



*STUNNING INDIVIDUALITY,
SPECTACULAR SPACES
AND EXQUISITE DETAILING ALL
COMPLEMENT THE
EXTRAORDINARY SPECIFICATION.*

THE ACCOMMODATION

Exterior front:

- Private Road
- 160 Feet substantial garden and driveway frontage with 2 sets of remote controlled security gates
- Video entry
- Resin gravel driveway
- Landscaped secluded front garden
- Floodlighting
- Parking for numerous vehicles
- Large mature trees
- Double car port with glass canopy with direct access to entrance hall

Exterior rear:

- Rear terrace walled courtyard
- Heated exercise pool fitted with resistance current equipment, perimeter LED's and internal mood lighting
- Pool equipment room (boiler, pump, filtration, auto dosing, UV sterilisers, electrics & other equipment)
- Portland stone terrace - feature planting
- Mature and secluded perimeter
- Sculpture

Ground floor Accommodation:

- Full width Portland Stone entrance terrace
- Entrance hall with feature under-lit glass floor, skylight above, storage and cloaks cupboards
- Cinema room
- Dining room / Bedroom 5 / en suite
- WC with skylight

- Utility room with storage wall, double sink
- AV & electrical services room with fully integrated service hub, racking, patch panel & smart metering
- Feature bespoke main staircase with timber treads and structural glass balustrade leading to upper floor
- Kitchen / island bar
- Dining area
- Central chimney with 'Platonic' automated see-through double sided gas fire
- Main reception with sculptured feature wall and glazed curtain walling onto terrace with electrically operated fan-lights
- Study with views and access onto swim-ming pool
- Integral garage / gymnasium with automated access control

First floor Accommodation:

- Landing with oak timber floor and mirrored wall with glass roof above
- Master bedroom suite comprising:
 - Walk-in dressing room en suite
 - Master bathroom en suite
 - South facing large glazed portholes overlooking gardens, greenbelt and views of London and "The Shard" beyond
 - Private terrace with speakers, AV, planting & glass balustrading
- Bedroom 2 + en suite bathroom
- Bedroom 3 + en suite bathroom
- Bedroom 4 with skylight + en suite bathroom - (this room is also suitable for a study, nursery or additional dressing room)

The bathrooms are of the highest specification fitted out with Italian and German sanitary ware, generously mirrored with glass, porcelain or stone walls and floors. Dimmable wall, floor and ceiling lights are positioned throughout the bathrooms and all other areas. Under-floor heating is installed in appropriate areas as well as state-of-the-art lighting, TV, IT, video entry, AV, WiFi, security and fire alarm technologies. Extra height doors, high ceilings, intelligent use of glass, limestone, marble, timber & steel, plus bespoke glazing systems, mood lighting and wool carpets, all characterise and play a part in creating a home of substance and aspiration, giving the future owner the ultimate living experience.

GROUND FLOOR

1. Front Entrance Terrace: 1.00 x 14.05m (3' 3" x 46' 1")
2. Car Port: 4.00 x 10.60m (13' 1" x 34' 9")
3. Entrance Lobby: 2.00 x 6.30m (6' 7" x 20' 8")
4. Cinema/TV Room: 5.40 x 6.05m (17' 8" x 19' 10")
5. Reception Hallway 1: 4.00 x 7.70m (13' 1" x 25' 3")
6. Bedroom 5/Dining Room: 4.44 x 5.40m (14' 7" x 17' 8")
7. Bathroom 4: 1.48 x 3.00m (4' 10" x 9' 10")
8. WC: 1.50 x 2.30m (4' 11" x 7' 6")
9. Cloakroom Hallway: 1.70 x 3.80m (5' 7" x 12' 5")
10. Secondary Hallway: 1.13 x 5.70m (3' 8" x 18' 8")
11. Utility: 2.04 x 2.57m (6' 8" x 8' 5")
12. Electrical Services Room & Store: 1.87 x 2.80m (6' 1" x 9' 2")
13. Store/Boiler Room: 2.75 x 3.10m (9' 0" x 10' 2")
14. Super-Room Kitchen/Dining Area/Reception: 8.15 x 15.30m (26' 9" x 50' 2")
15. Study: 2.35 x 3.65m (7' 8" x 12' 0")
16. Gym/Garage: 3.65 x 5.77m (12' 0" x 18' 11")
17. Rear Courtyard Garden: 10.30 x 23.00m (33' 9" x 75' 5")
18. Swimming Pool: 3.05 x 7.80m (10' 00" x 25' 7")
19. Swimming Pool Pump House: 2.30 x 3.80m (7' 6" x 12' 5")

FIRST FLOOR

20. Stairwell: 3.07 x 5.35m (10' 1" x 17' 6")
21. Landing: 2.70 x 5.73m (8' 10" x 18' 9")
22. Master Bedroom: 4.47 x 7.20m (14' 8" x 23' 7")
23. Master Dressing Room: 2.87 x 3.01m (9' 5" x 9' 10")
24. Master Bathroom En-Suite: 2.87 x 3.55m (9' 5" x 11' 7")
25. Master Bedroom Terrace: 4.00 x 9.00m (13' 1" x 29' 5")
26. Bedroom 2 Incl. En-Suite: 3.88 x 6.70m (12' 9" x 22' 0")
27. Bedroom 3 Incl. En-Suite: 5.00 x 5.04m (16' 5" x 16' 6")
28. Bedroom 4: 2.40 x 3.20m (7' 10" x 10' 6")

SKYHALL is set back 160 Feet from the road, secure, and hidden behind a screen of large trees and mature landscaped gardens. The plot comprises of over one third of an acre. The front and rear gardens have been dramatically floodlit and the home has views over rolling countryside and London beyond.



DIMENSIONS

Overall Area: Approximately 537 Square Meters / 5,780 Square Feet (including Front Entrance Terrace, Entrance Lobby & Car Port)



THE AREA

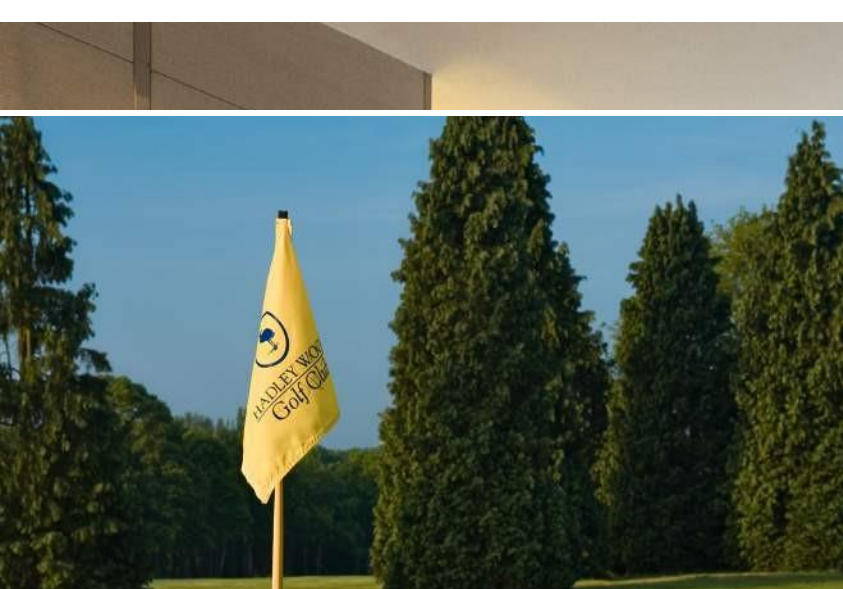


Arkley is a much sought after affluent area on the outskirts of North London. This unique property provides the ideal mix of town and country living and is surrounded by beautiful countryside offering some attractive local walks and views, yet just a few minutes drive from an excellent range of shops, cafés and restaurants.



SEMI OPEN PLAN
SUPER-ROOM





ARKLEY

IS A MUCH SOUGHT AFTER AFFLUENT AREA
ON THE OUTSKIRTS OF NORTH LONDON.



LOCATION AND TRANSPORT

- Ideally located within a two minute drive of the A1, the property allows easy access to central London, which is approximately 30 minutes away by car or rail.
- Road: The M25, (5 minutes by car) and M1, are also close by, as are all of London's airports - 40 minutes to Heathrow and convenient for Gatwick, Stansted and Luton.
- Rail: High Barnet, Mill Hill East and Totteridge & Whetstone (Northern Line), Cockfosters (Piccadilly Line) underground stations are all easily accessible as are a choice of British Rail main line stations at Hadley Wood, New Barnet, Potters Bar and Oakleigh Park, (Moorgate 29 minutes and Kings Cross 20 minutes approx

EDUCATION

- The area offers an excellent wide selection of renowned private, public and state schools, including Haberdasher Aske's, North London Collegiate, Manor Lodge, St Albans, Aldenham, Mill Hill, Chancellors, Henrietta Barnett, Belmont, Stormont, Lyonsdown, Lochinver, St. Martha's Senior School, Queenswood, Highgate, Dame Alice Owens, Queen Elizabeth's Boys and Girls and Haileybury.

SHOPPING

- Within local access are various shopping centres that include: The Spires in Barnet. Sainsbury, Tesco, Marks and Spencer, Boots and Waitrose are situated at nearby Whetstone (which includes a number of superb restaurants). Morrisons, (closing at 10pm), is two minutes away by car. The Harlequin Centre, Lakeside and Brent Cross are also shopping centres within easy reach. World class shopping at Knightsbridge or Oxford Street is only 30 minutes away by underground rail or car.

SPORTS FACILITIES

- Golf: Local clubs include Arkley Golf Club and Dyrham Park. Hadley Wood, Old Fold Manor, Brookmans Park and Crews Hill are all within a 10-15 minutes drive.
- Tennis: Hadley Wood Tennis Club, David Lloyd.
- Horse Riding: Arkley, Trent Park and Ponsbourne riding centres; Livery also available.
- Cricket, Football and swimming facilities all nearby.
- Health and fitness clubs include: Parkwood Health and Fitness, David Lloyd Centre and Furzfield.

“ Surrounded by beautiful countryside offering some attractive local walks and views, yet just a few minutes’ drive from an excellent range of shops, cafés and restaurants. ”



ARCHITECTURAL AND DESIGN FEATURES

SEAMLESS AND
FLEXIBLE OPEN-PLAN
LIVING FUNCTIONALITY

GENERAL

- Driven pile foundations
- Steel superstructure
- Concrete block-work masonry cavity wall construction
- Concrete block and beam ground floor
- High ceilings throughout
- Ground floor reception hallway incorporating illuminated toughened glass floor with glass roof above
- Electronic sliding glazed wall (with remote and switch control access with safety release), leading to Super-Room
- Rafted ceiling with concealed perimeter lighting
- Under floor heating and hot water radiators
- Low voltage ceiling and floor lighting on dimmers throughout
- 53 Foot Super-Room incorporating kitchen and main reception, double sided 'Platonic' remote control gas fire-place, structural glass walls
- Panoramic curtain-wall glazing system overlooking rear Portland stone terrace, swimming pool and courtyard gardens
- Argon filled K glass to curtain walling incorporating electronically operated vents
- First floor terrace with mood lighting, speakers, AV and hardwood Jacuzzi deck.
- Feature main staircase with glass roof
- Electronically operated voile curtains to windows in prime areas
- Prime and selected Amazon oiled oak timber flooring to master bedroom suite / dressing room / first floor landing

/ cinema & reception

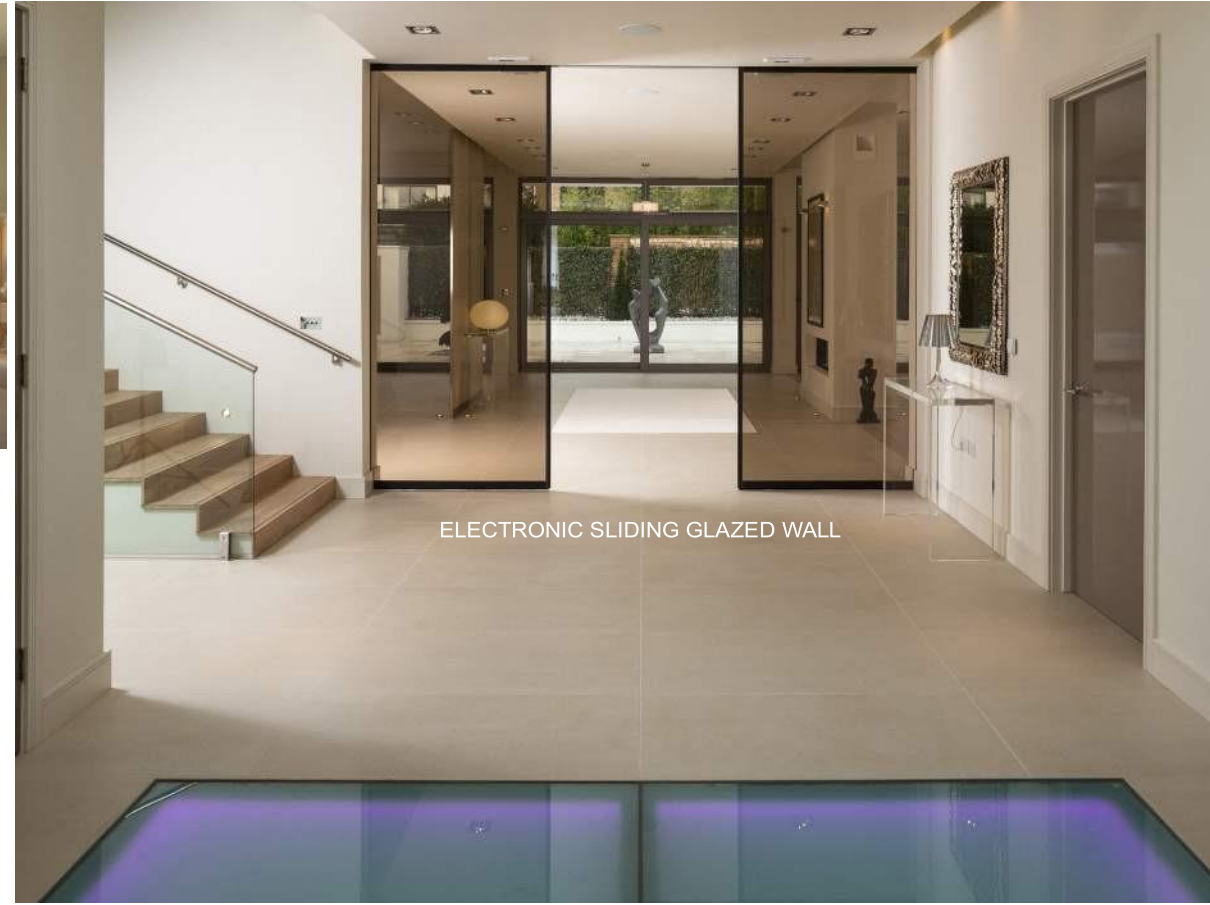
- Ground floor utility room. Top of range A++ low energy, low noise washing machine, vented tumble dryer and double sink
- Patterned stainless steel cladding to garage doors, and main entrance doors
- Cantilevered structural canopies to front and rear
- Double car port with direct access into house, garage/gym, with glass canopy above
- Master bedroom suite overlooking front garden, mature trees, rolling countryside and London beyond
- Extra height 2.4m solid core high-gloss laminated doors on stainless steel hinges with polished stainless steel furniture
- Recessed floor and wall lights
- Steel and acid etched glazed portholes
- TV, IT, AV, Wi-Fi, Satellite including 8 HD security cameras throughout
- Leading brands ultra slim LED 3D Smart TV's - built in wireless internet - A+ rating - Full HD - to 6 primary areas including luxury mirrored waterproof TV. 5 year guarantees included with all TV's
- Pure wool carpets to bedrooms 2,3 & 4
- Bespoke rugs to primary areas
- Custom manufactured walk-in dressing room to master bedroom
- Feature sculptured "Armourcoat" plaster wall to reception
- Secure storage area off of Utility on ground floor, AV Niles Auriel and equipment room

BATHROOMS

- Travertine, limestone or porcelain tiling to all bathrooms
- Under floor heating
- Hydraulic self-closing toilet pan seat covers
- Pressurised double Mega-flow hot water heating system
- Walk in wet-room shower to master bathroom
- Separately controlled heated towel rails to all bathrooms
- Italian and German sanitary ware and fitted mirrors throughout
- 'Iglu' luxury mirrored waterproof flat screen HD TV to master bathroom - remote control

KITCHEN / SUPER-ROOM

- Quality German kitchen with high gloss lacquer cupboard doors with brushed aluminium and pressurised river-washed Brasilica timber
- Slab Corian work surfaces and large breakfast island seating 12
- Blanco stainless steel mixer taps
- Full range of superior appliances to include:
- Miele touch control ceramic induction hob
- Gaggenau multi-function pyrolytic double oven
- Gaggenau combination microwave oven
- Gaggenau integrated warming drawer
- Miele fully integrated low noise, low energy dishwasher
- Gaggenau integrated fridge freezer with electronic shelving
- Concealed stainless steel hob extractor



- Gaggenau glass fronted stainless steel integrated wine cooler - capacity 34 bottles - internally illuminated - 2 climate zones
- Feature horizontal 5M slot window
- Translucent light-transmitting cast concrete floating wall, with embedded optical fibres - creating light patterns, silhouettes & shadow effects
- Platonic double sided gas fire with electronic ignition, remote control and toughened heat resistant safety glass
- Electronic top lights to curtain walling with remote control
- iPad docking station for in-house entertainment control
- Bespoke art
- Wall lights, floor lights, up-lighters & down-lighters, chandelier

UTILITY ROOM - GROUND FLOOR

- Fully equipped utility room - constructed of high gloss lacquer units
- Storage wall
- Stainless steel sink - Blanco taps
- A+ Rated washing and drying machines

SERVICE ROOM

- AV, IT and multi-room systems hub with integrated racking system
- Security console
- Patch panels
- 3 Phase electrics
- Smart metering

MUSIC AND MULTI ROOM ENTERTAINMENT SYSTEM

Niles Auriel is a world leading configuration and control application that powers the new Niles Auriel™ MRC-6430 Ecosystem, a whole-home audio controller that puts up to six distinct music sources at your fingertips and lets you easily play different music in up to six rooms. Together, Auriel and the MRC-6430 is the first-in-its-class multi-room audio chassis that integrates multi-room audio and home theatre control in a way that is simple to use and easy to enjoy. With tablet-based configuration, hours of complicated programming are eliminated and the Auriel wizard quickly configures the system for sources, zone preferences, user interface customization & home theatre A/V control

- Multi-room audio and home theatre control
- Wizard-based configuration eliminates complicated programming
- Intuitive Tablet and Smartphone Interface Apps (Apple iOS & Android)
- Extendible platform scales into home control for lighting, temperature, security, and beyond
- Recessed and rimless amplified ultra slim ceiling speakers delivering outstanding high fidelity sound via remote controls. Separate zone control for internal areas, including pool terrace and Jacuzzi deck
- Remote handheld controls with intuitive interface for simplicity of control
- Linked to Tuner, DVD, Sound Server, PC, PlayStation®
- Flexible key pad options to suit individual room requirements

- Wirelessly manage all music, create playlists from anywhere within the home, organise everything you listen to in one place, individually control the volume in every room
- Stream music from libraries, music services, 1000's of free radio stations and podcasts
- Future proof

SECURITY & SAFETY

- Video-voice entry system
- Perimeter fencing with 2 No. electronic heavy duty remote controlled access gates
- High resolution wide angle HD matrix security cameras to front, rear and sides of the home. Continual digital information storage.
- Security cameras viewed in real time on any TV outlet throughout the home, or remotely away from home via internet access
- Comprehensive dual-tech Scantronic alarm system with remote panic buttons and future proof wireless management - compliant to SSAIB - central station monitoring
- Fire alarm system to Grade A LD2 compliance
- Security locks to all windows and doors

EXTERNAL

- Perimeter fencing with 2 No. heavy duty access gates
- Security cameras
- Resin gravel driveway with Portland stone edging
- Electronically operated door to integral garage/gymnasium, with access to entrance hall

- External security floodlighting to front and rear including landscape lighting
- Endless Swimming Pool with variable speed resistance current
- Pool pump, filtration and equipment room with automated chlorine dosing. Ventilated doors
- Portland stone rear terrace
- Rainwater harvesting & mini composter
- 4 No. code-bike-secure bicycle wall hangers
- Feature planting and sculpture
- Fully landscaped front and rear gardens and grounds of approximately 0.3 acres

MISCELLANEOUS

- Services: All main services connected
- Electricity and Gas Smart metering devices by 'Ewgeco'
- Local Authority: London Borough of Barnet
- Outgoings: Subject to council tax
- Tenure: Freehold
- Local Authority: London Borough of Barnet
- Council Tax Band: H

- Bespoke art, sculpture, hanging mirrors, furniture & gym equipment may be available for sale by separate negotiation.



ANOTHER INSPIRATIONAL
AND DISTINGUISHED LIFESTYLE
HOME CREATED BY



For further information and appointments,
please contact Real Estates on 020 8445
3132 or email info@realestates-wsp.co.uk.
Viewing strictly by appointment only



CREDITS
ARCHITECTURE & DESIGN: BEN BURKE INTERIOR DESIGN & ARCHITECTURE
MAIN CONTRACTOR: KINGSWOOD CONSTRUCTION
BROCHURE DESIGN AND PRODUCTION: WILLIAM ENGLANDER
PHOTOGRAPHY: SIMON STANMORE



SKYHALL

152 BARNET ROAD ARKLEY HERTFORDSHIRE EN5 3LJ



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