



Arch House

53 Sheldon Avenue, London N6



XUL
ARCHITECTURE

WAYNE & SILVER



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53 Sheldon Avenue

An impressive 12,100 SQ FT new build family home

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THE LOCATION

Nestled in the prestigious enclave of Sheldon Avenue, N6, this one of a kind property epitomises refined living. Embrace an exquisite blend of tranquility and urban sophistication, with panoramic views of Highgate golf course and proximity to London's cultural heart. Sheldon Avenue offers an unrivalled lifestyle, where architectural grandeur meets the serene charm of one of London's most sought-after addresses.

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THE HOUSE

In collaboration with Wayne & Silver, XUL Architecture proudly presents the 'Arch House.' This 12100 sq ft (1124 m²) luxury residence is designed to impress at every turn. Spanning four floors, this newly built property seamlessly blends the elegance of traditional architecture with contemporary architectural design.

Key design features include a large planted lightwell running through the centre, providing dual aspects to many spaces and flooding the rooms with natural light. Another standout feature is the grand elliptical staircase, which elegantly connects all floors.

The property includes nine bedrooms, each with its own ensuite. There are three reception spaces spread across two floors, each showcasing unique architectural qualities. A highlight of the property is the expansive 5812 sq ft basement, featuring a 14 x 4m swimming pool, complete with a jacuzzi, sauna, and steam room. The basement also houses a large gym, cinema, and wine cellar. This truly unique, spacious, and grand home is perfect for luxurious living and an ideal environment for your family to thrive.

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LOWER GROUND FLOOR

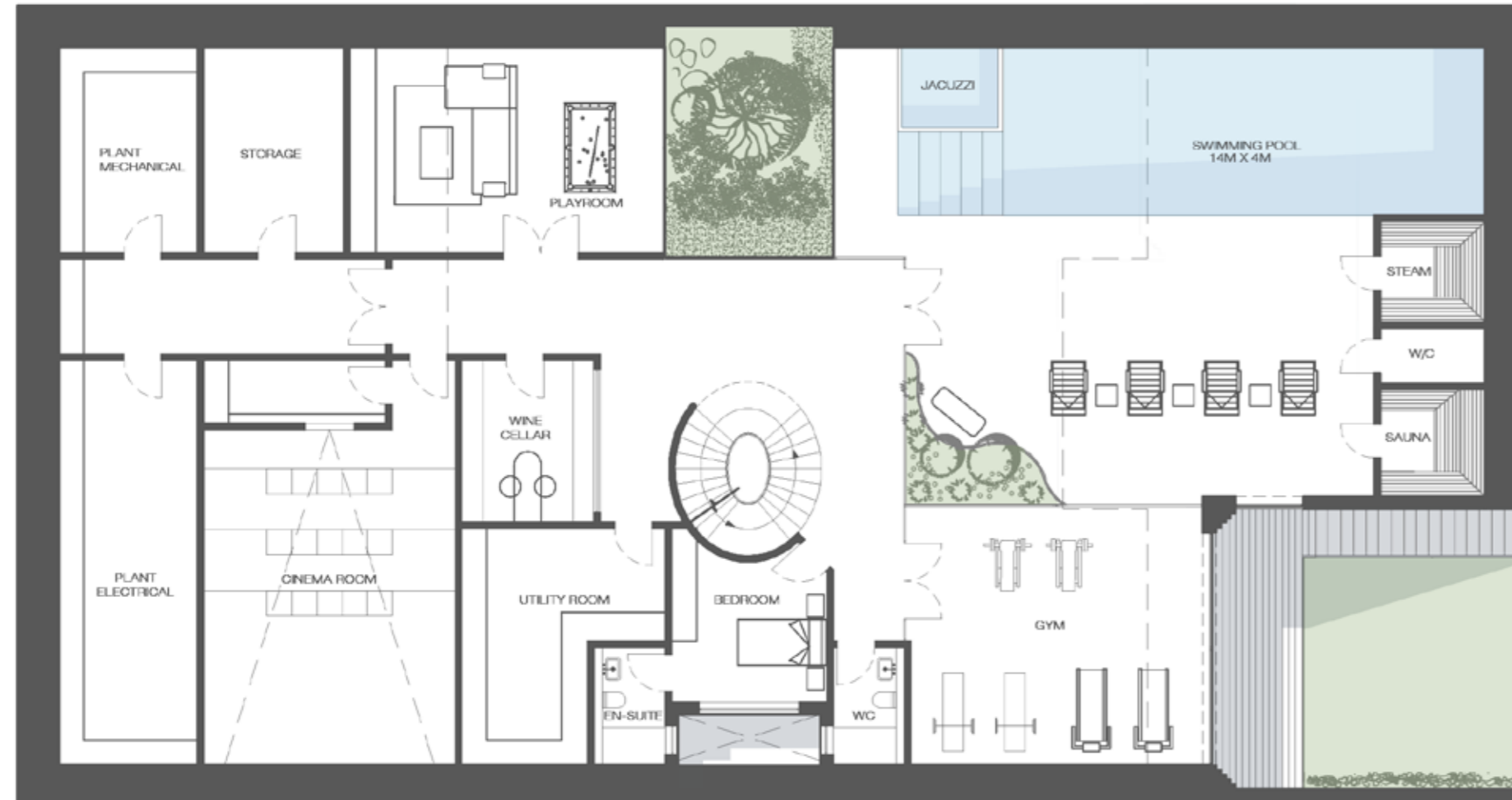
The lower ground floor of this exceptional property encompasses an expansive 5812 sq ft, featuring an array of luxurious amenities for relaxation and wellness. It boasts a spacious swimming pool illuminated by natural light through the lightwell, a state-of-the-art gym, a private cinema, and a see-through wine cellar.

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LOWER GROUND FLOOR



5812 SQ FT / 540 SQ M

In addition to its impressive amenities, the lower ground floor boasts an array of functional spaces designed for convenience and versatility. This level includes a well-appointed bedroom with an en-suite bathroom, perfectly positioned to benefit from one of the two lightwells, ensuring a bright and airy atmosphere. Adjacent to the bedroom, a spacious utility room offers ample storage and practicality for everyday tasks. Additionally, a separate playroom, thoughtfully tucked away from the rest of the house, lends itself as the perfect space for smaller gatherings.



GROUND FLOOR

This open-plan layout seamlessly connects a sumptuous living room to an elegant dining area and state of the art kitchen, each space thoughtfully designed with sophistication and comfort in mind. The opulent space overlooks an expansive patio and a lush garden, creating an idyllic retreat that epitomises refined living and architectural elegance.

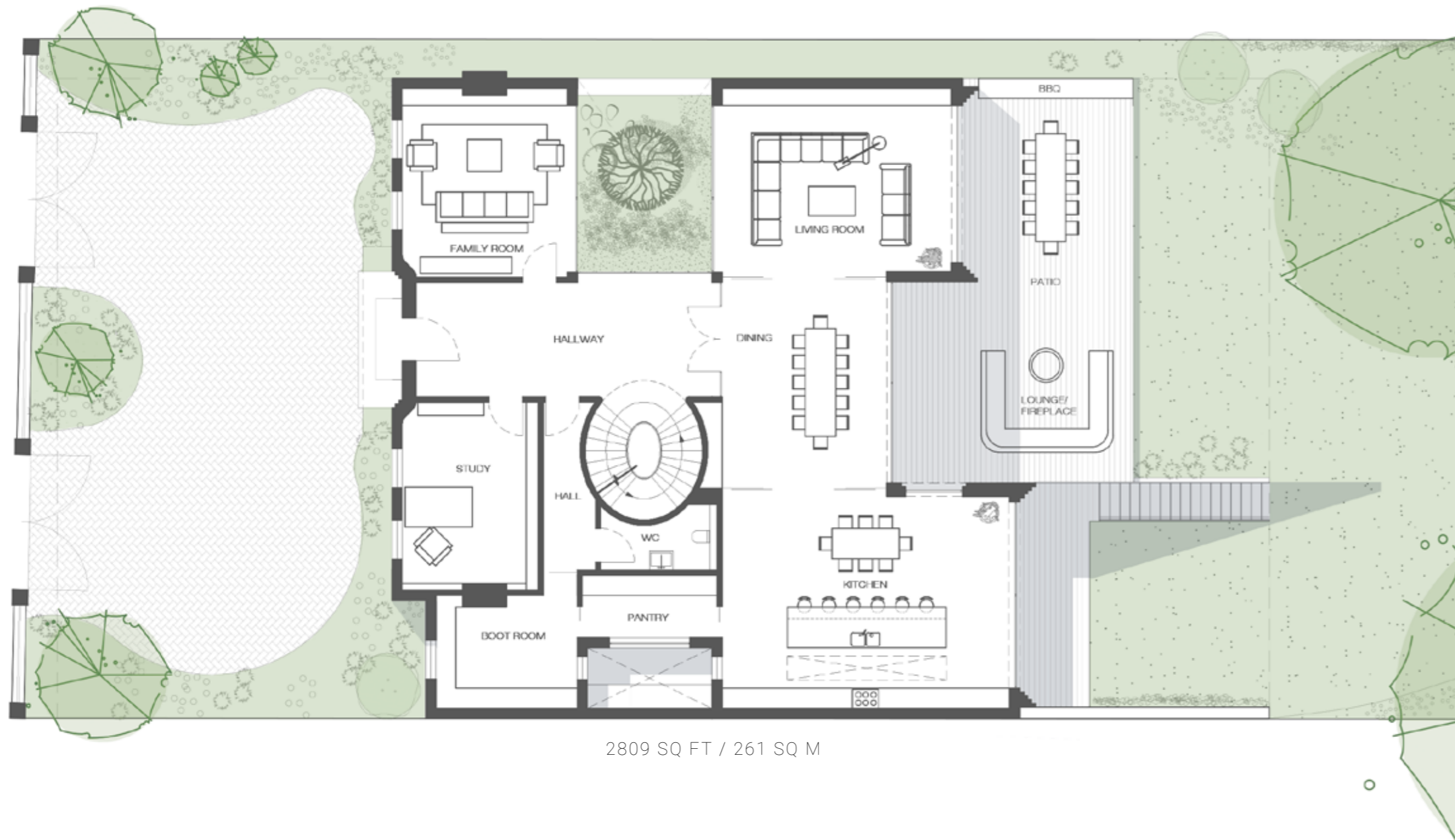


GROUND FLOOR

The ground floor unveils a spectacular hallway featuring a one of a kind elliptical staircase and a magnificent planted lightwell illuminating the entire space. Masterfully crafted crittall-style glazing reveals captivating interiors of main living spaces, designed for entertaining and relaxation. The open-plan is composed of a luxuriously furnished living room, a striking dining area, and a state of the art kitchen overlooking the lush landscapes of the private garden.

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2809 SQ FT / 261 SQ M



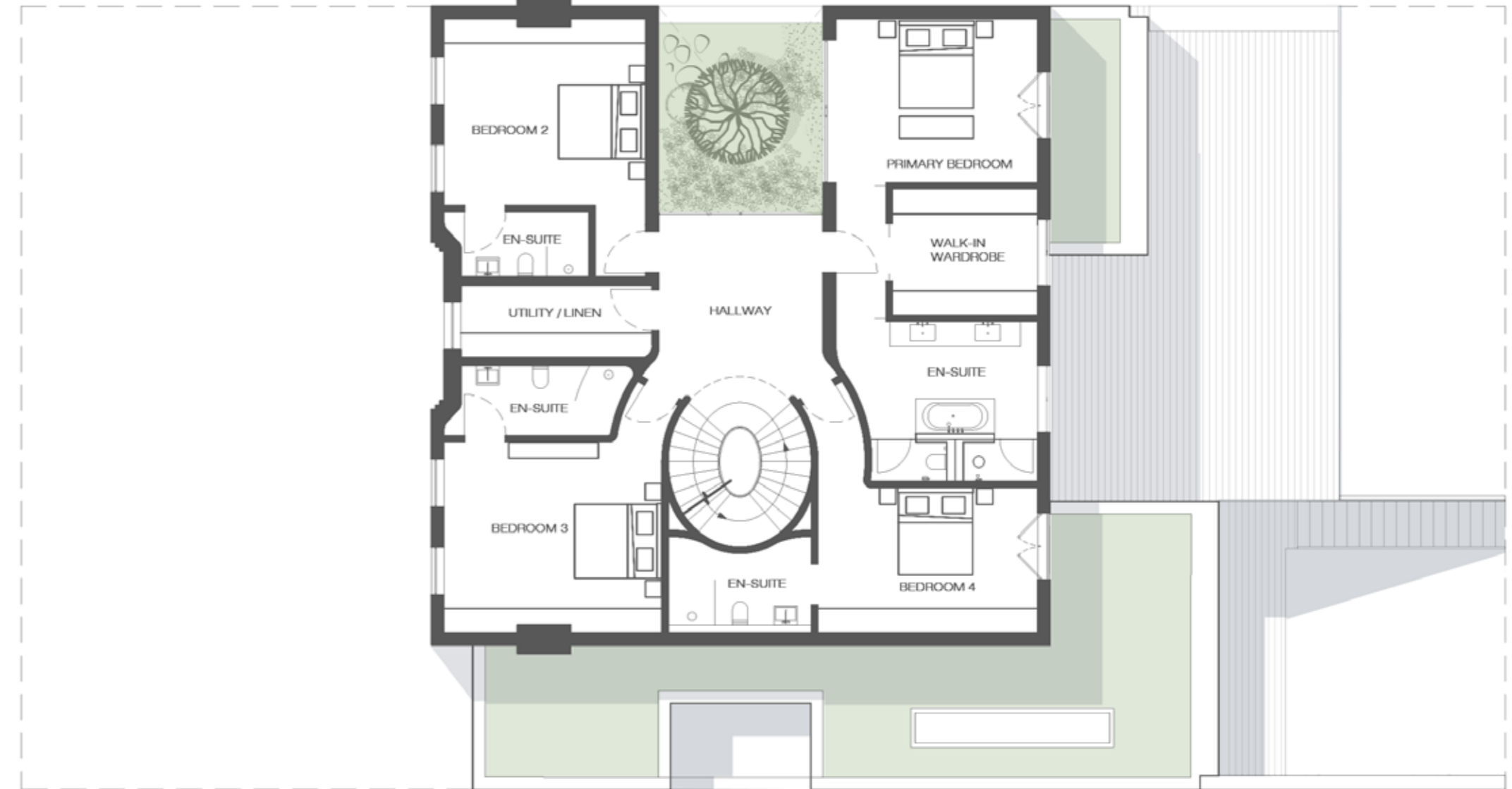
GROUND FLOOR

The masterfully crafted ground floor comprises of four large leisurely areas and a carefully designed functional wing to ensure all needs and activities are catered for. A vast open plan living area is positioned at the back of the house facing the magnificent outdoor patio. The house also presents a family room in the existing front part of the property, overlooking the spectacular lightwell through floor to ceiling glazing. The functional side of the property contains a generous study room, bootroom, a WC, and a pantry room connecting it to the kitchen, positioned in the longer East Wing.



FIRST FLOOR

The first floor of this unique residence epitomises refined opulence, architectural excellence, and the core principles of neuroarchitecture. It encompasses four impeccably designed bedrooms, each complemented by a private ensuite and generous amount of space. The grand central hallway, illuminated by natural light from the feature lightwell, creates a stunning central point linking all the bedrooms and the rest of the floors. The crowning jewel of the floor is the primary bedroom, featuring a luxurious ensuite and an expansive walk-in wardrobe as well as floor to ceiling glazing overlooking the planted lightwell and the golf course to the rear.

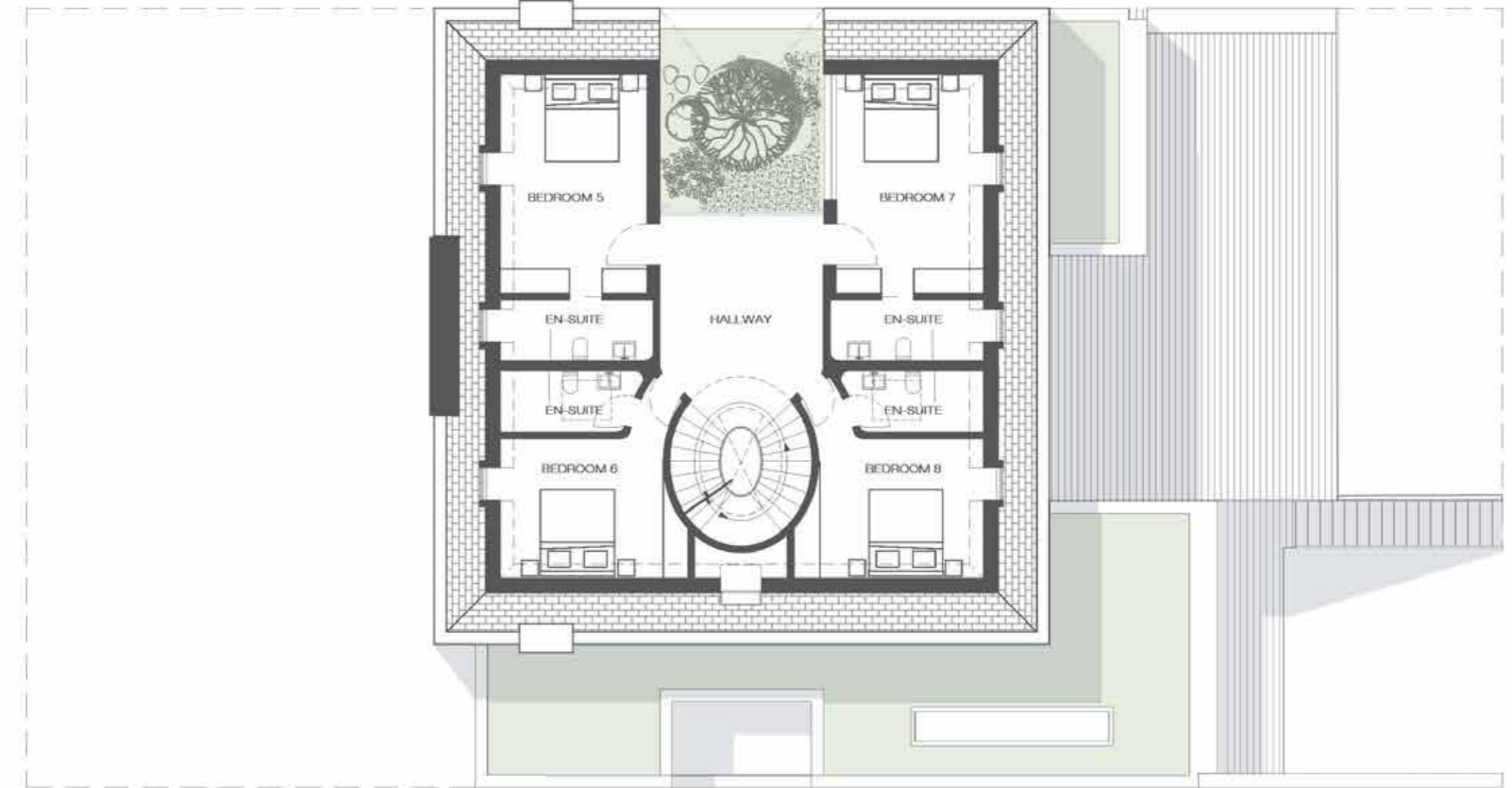


2066 SQ FT / 192 SQ M



SECOND FLOOR

The second floor of this magnificent property follows the layout of the first floor, centered around a hallway that offers breathtaking views from a planted lightwell spanning across four floors. This floor hosts four impeccably designed bedrooms, each with a private ensuite bathroom. The rooms are thoughtfully oriented to capture stunning vistas of the verdant surroundings of this prestigious neighborhood.



1419 SQ FT / 131 SQ M



FRONT ELEVATION

The front elevation of this neo-classically inspired residence blends classic sophistication with contemporary design. Showcasing large Edwardian-style windows, exquisite red brick detailing, and a grand brick arch, this home epitomizes the perfect harmony of traditional elegance and modern luxury. Living here offers an unparalleled sense of grandeur and comfort, making every moment feel like a retreat into timeless charm and modern splendour.





REAR ELEVATION

The rear elevation of this high-end property showcases two grand contemporary rear wings overlooking the beautifully landscaped garden. An expansive patio, partly nestled inbetween the wings, is framed by a stunning pergola with lush jasmine, offering cool retreat on hot summer days. The outdoor space celebrates refined outdoor living by offering a seamless transition between the interiors and the serene outdoors.



SIDE ELEVATION

The side elevation of this high-end property showcases the stunning lightwell spanning across four floors. The lightwell, designed for both increasing natural light in the inside of the house as well as maximising views to the outside, captures the core principles of neuroarchitecture, offering a seamless transition between the meticulously designed interiors and serene views of nature.





XUL ARCHITECTURE: OUR STORY

Using natural light and the science of neuroarchitecture (where neuroscience meets design) we create homes that transform your quality of life. Buildings and spaces have an undeniable impact on how we think and feel. As architects, we have a responsibility to not only prioritise these emotions – but delve into the science behind them. Beyond achieving your aesthetic vision, an XUL home is designed to support your health, wellbeing, and cognitive performance. Quite simply, we give you the light and space to thrive.

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NEUROARCHITECTURE PRINCIPLES

Designing with the principles of neuroarchitecture transcends conventional aesthetics, resulting in unique environments that nurture mental well-being and cognitive function. This innovative approach blends insights from neuroscience to refine lighting, acoustics, color palettes, and spatial configurations, cultivating atmospheres that elevate mood, productivity, and tranquility. In the realm of high-end architecture and interior design, it entails in creating spaces that are not only visually unique but also soothing or invigorating, depending on needs. By attuning to the brain's responses, neuroarchitecture aspires to create harmonious living experiences that address both the physical and emotional needs of its inhabitants.

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Science of Light



Emotional Design



Biophilic Design



Flow of Spaces



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