

Like a patient etherized upon the table

When the evening is spread out against the sky

Let us go, let us go

you and I

and spread out against the sky

again

out against the sky

When the evening

of certain half-deserted streets



HUXLEY HOUSE  
&  
WICKHAM HOUSE

THE BISHOPS AVENUE  
LONDON N2

*[Faint, illegible handwritten text in a cursive script, likely bleed-through from the reverse side of the page.]*



HUXLEY HOUSE  
&  
WICKHAM HOUSE  
THE BISHOPS AVENUE  
LONDON N2

LONDON'S MOST PRESTIGIOUS STREET, THE BISHOPS AVENUE, IS HOME TO TWO NEWLY CONSTRUCTED, BEAUTIFULLY DESIGNED, SUBSTANTIAL FAMILY HOMES, HUXLEY HOUSE AND WICKHAM HOUSE. DISCREETLY SITUATED WELL BACK FROM THE ROAD IN BEAUTIFULLY LANDSCAPED, LEAFY, GATED GROUNDS WITH PRIVATE ACCESS, THESE PROPERTIES ARE AMONG THE MOST DESIRABLE ON THE MARKET TODAY.



HUXLEY HOUSE AND WICKHAM HOUSE EACH HAS A UNIQUE ARCHITECTURAL STYLE INSPIRED BY MANSIONS OF THE EIGHTEENTH AND NINETEENTH CENTURIES AND A COMMENSURATE SIZE AND SCALE; WHILE INTERNALLY THE HOUSES 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, THE HOMES AWAIT DISCERNING BUYERS.

#### HUXLEY HOUSE AND WICKHAM HOUSE

With approximate gross internal areas in excess of 14,530 sq ft (13,300 sq m) and spanning four storeys all accessed by an internal lift, Huxley House and Wickham House are generously proportioned, with a grandeur which befits their imposing, elegant and classic façades. 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, these homes 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. Wickham House contrasts sharply in style, drawing its design inspiration from the eighteenth century: a Dutch gable frames the front door and inspires other details such as oriel and 'port-hole' windows – a fashion of the time which has an enduring quality.

Both houses 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 these stunning homes, the grandeur of centuries past sits comfortably with the most desirable of modern features.



## SITUATION

The homes 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. Wickham House, in contrast, has gardens to the west and north, offering beautiful natural light and the perfect situation for an evening barbecue in the sun. Both houses feature impressive in / out driveways with ample capacity for off-street parking and gardens benefit from external lighting with power and water supplies.





LOCATION

The location of the two houses 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.*

KEY TRAVEL TIMES

- Baker Street** | 12 mins
- Euston** | 16 mins
- King's Cross St Pancras International** | 18 mins
- Oxford Street** | 22 mins
- Bank** | 26 mins
- Waterloo** | 28 mins
- Bond Street** | 18 mins
- Knightsbridge** | 24 mins
- Paddington** | 20 mins
- Heathrow** | 35 mins
- Gatwick** | 65 mins

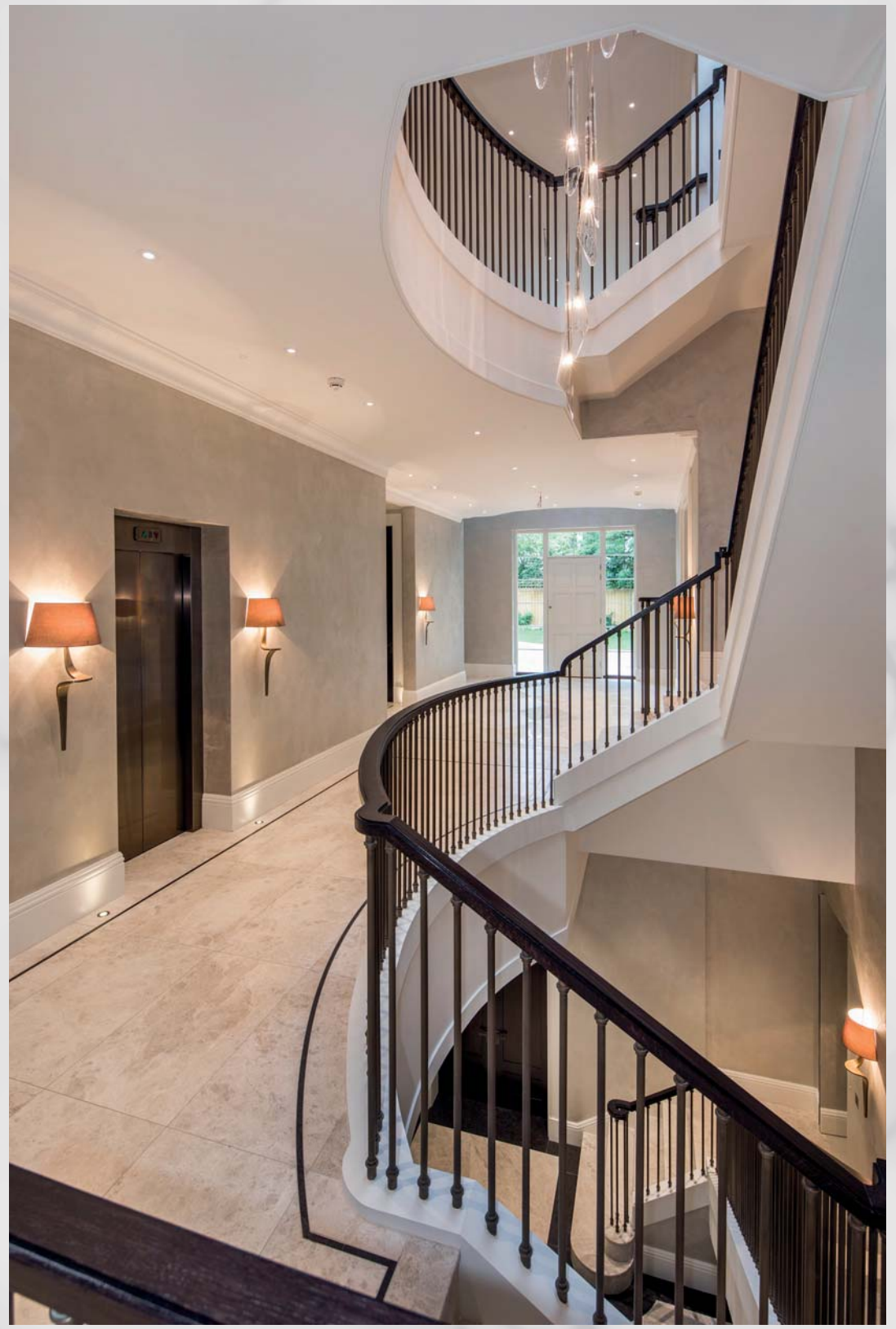
\* Fastest journey times are taken from Google Maps either by car or underground; Golders Green, Highgate or East Finchley stations



HAMPSTEAD AND HIGHGATE

Hampstead Heath sits between two of London's most charming villages, Highgate and Hampstead. The two houses enjoy the proximity and benefits of both. Highgate Village with its hilltop location enjoying 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.*







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**Lower Ground Floor Measurements**

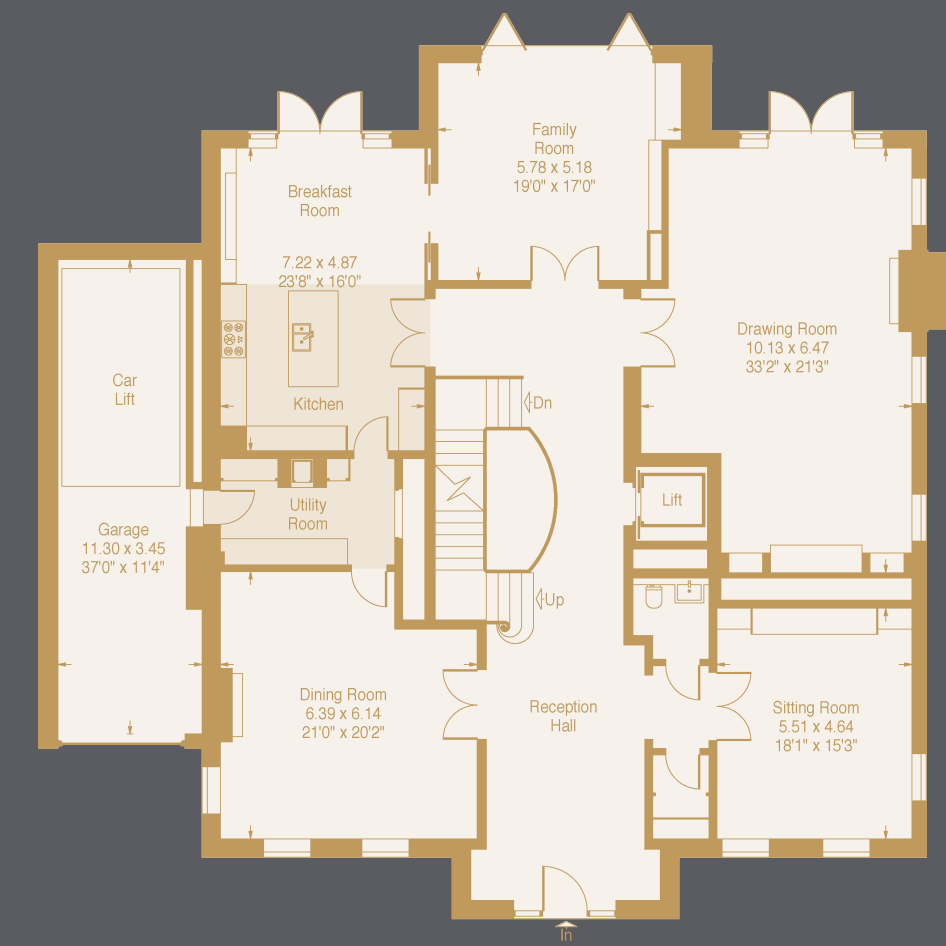
- Entertainment Room 37'4" x 23'7" (11.40 x 7.19m)
- Gym 18'9" x 16'4" (5.72 x 4.97m)
- Swimming Pool/Jacuzzi Area 61'3" x 30'3" (18.68 x 9.25m)
- Staff Bedroom 15'7" x 13'0" (4.72 x 3.97m)
- Plant Room 25'9" x 12'3" (7.85 x 3.74m)

**Approximate Gross Internal Area**

1,353 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

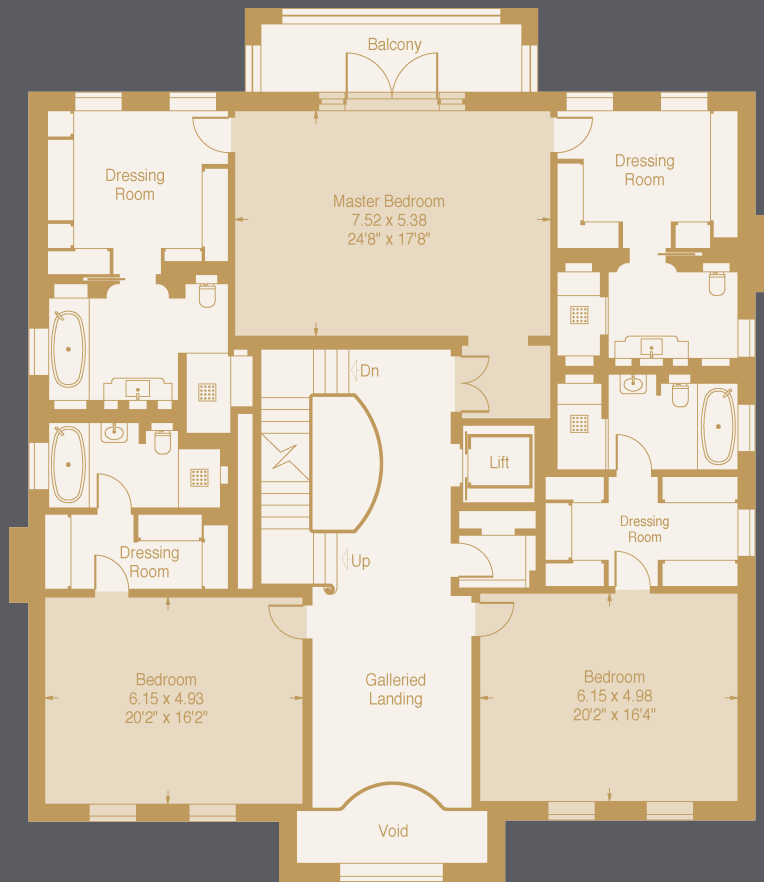


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**Ground Floor Measurements**

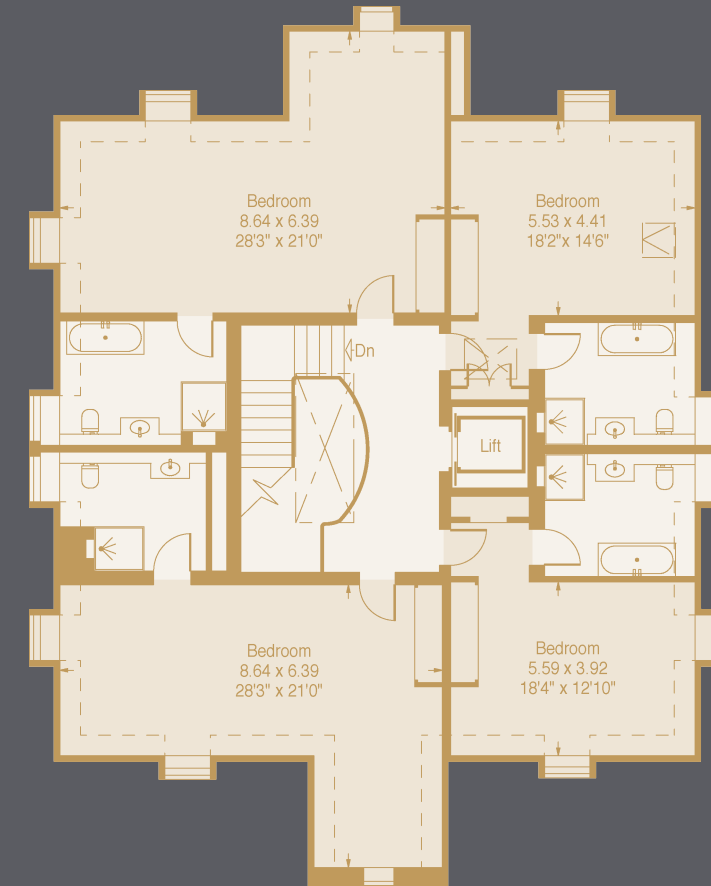
- Drawing Room 33'2" x 21'3" (10.13 x 6.47m)
- Dining Room 21'0" x 20'2" (6.39 x 6.14m)
- Kitchen/Breakfast Room 23'8" x 16'0" (7.22 x 4.87m)
- Family Room 19'0" x 17'0" (5.78 x 5.18m)
- Sitting Room 18'1" x 15'3" (5.51 x 4.64m)
- Garage 37'0" x 11'4" (11.30 x 3.45m)





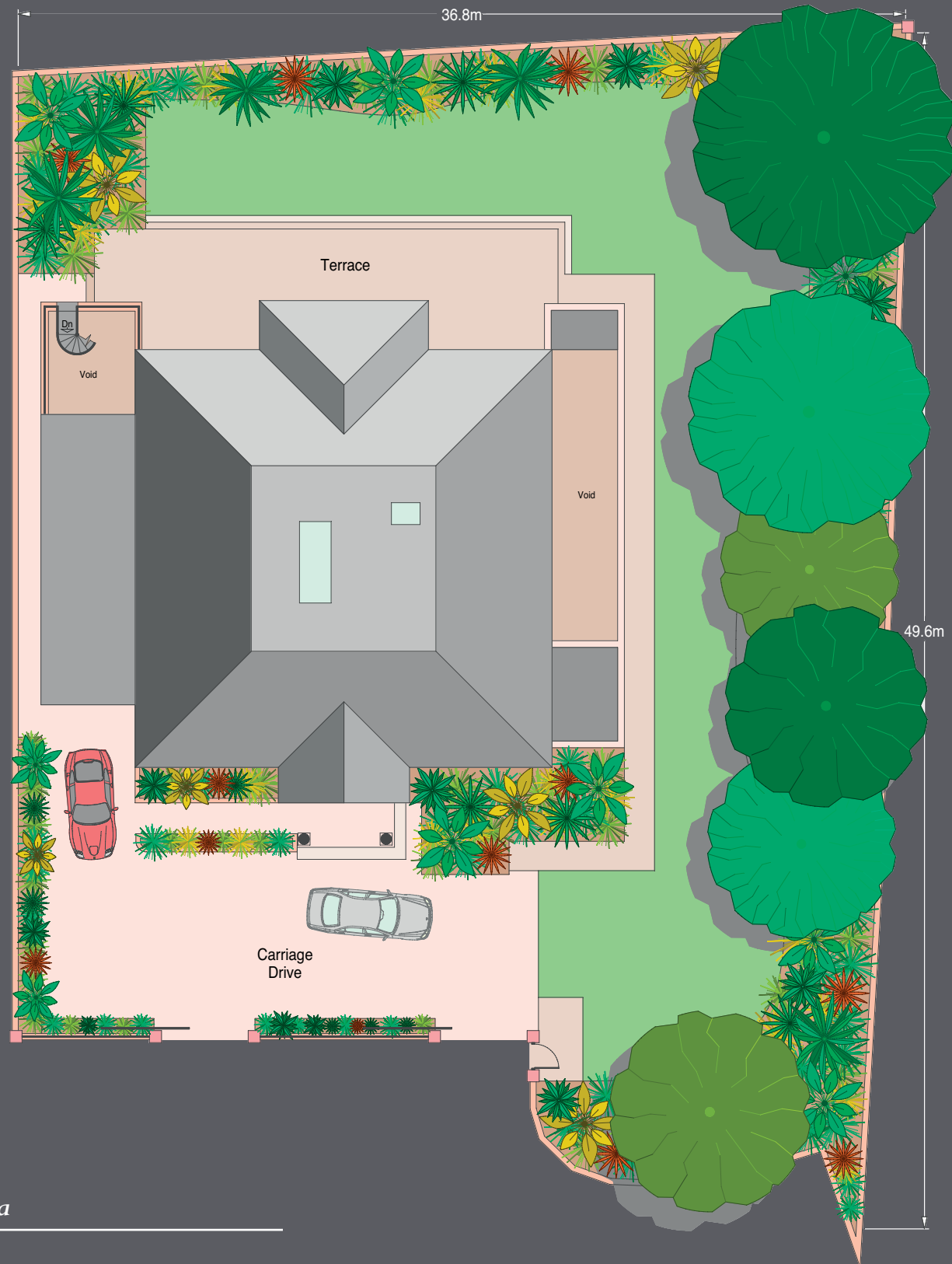
*First Floor Measurements*

- Master Bedroom Suite* 24'8" x 17'8" (7.52 x 5.38m)
- Second Bedroom Suite* 20'2" x 16'4" (6.15 x 4.98m)
- Third Bedroom Suite* 20'2" x 16'2" (6.15 x 4.93m)



*Second Floor Measurements*

- Fourth Bedroom Suite* 28'3" x 21'0" (8.64 x 6.39m)
- Fifth Bedroom Suite* 28'3" x 21'0" (8.64 x 6.39m)
- Sixth Bedroom Suite* 18'2" x 14'6" (5.53 x 4.41m)
- Seventh Bedroom Suite* 18'4" x 12'10" (5.59 x 3.92m)



Overall Site Area

0.38 acres



Lower Ground Floor Measurements

Entertainment Room 36'0" x 23'7" (10.97 x 7.20m)

Gym 18'11" x 16'5" (5.77 x 5.00m)

Swimming Pool/Jacuzzi Area 61'5" x 28'6" (18.72 x 8.70m)

Staff Bedroom 15'7" x 13'1" (4.72 x 4.00m)

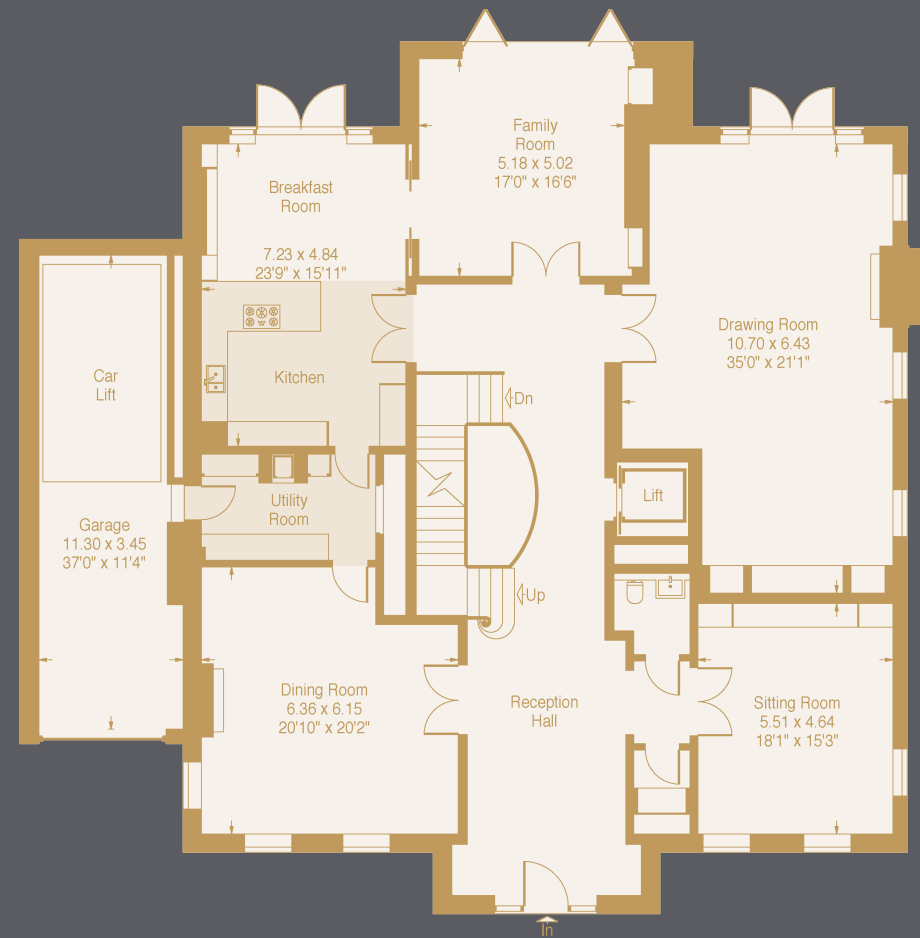
Plant Room 26'0" x 12'2" (7.92 x 3.72m)

Approximate Gross Internal Area

1,335.2 SQ\_M / 14,529 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  
21.5 SQ\_M - 231 SQ\_FT



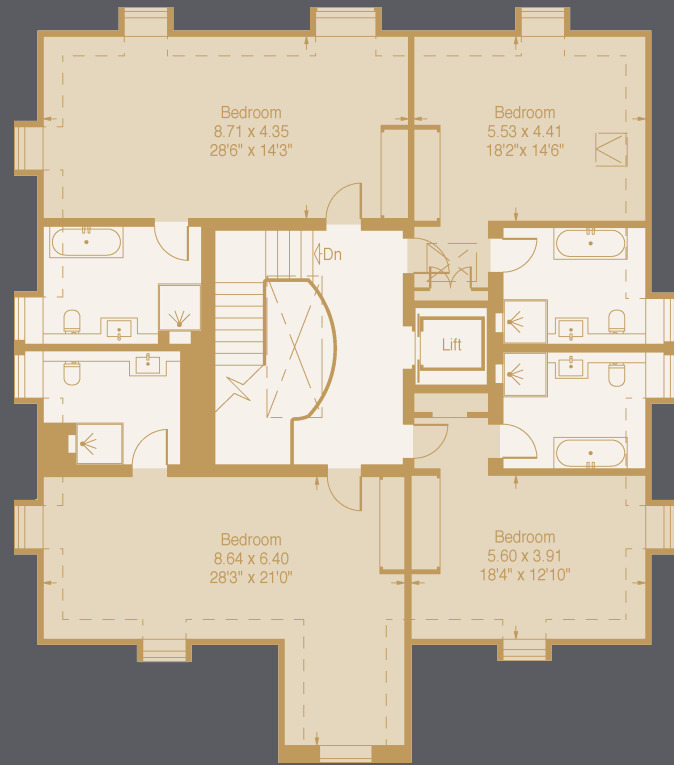
**Ground Floor Measurements**

- Drawing Room 35'0" x 21'1" (10.70 x 6.43m)
- Dining Room 20'10" x 20'2" (6.36 x 6.15m)
- Kitchen/Breakfast Room 23'9" x 15'11" (7.23 x 4.84m)
- Family Room 17'0" x 16'6" (5.18 x 5.02m)
- Sitting Room 18'1" x 15'3" (5.51 x 4.64m)
- Garage 37'0" x 11'4" (11.30 x 3.45m)



**First Floor Measurements**

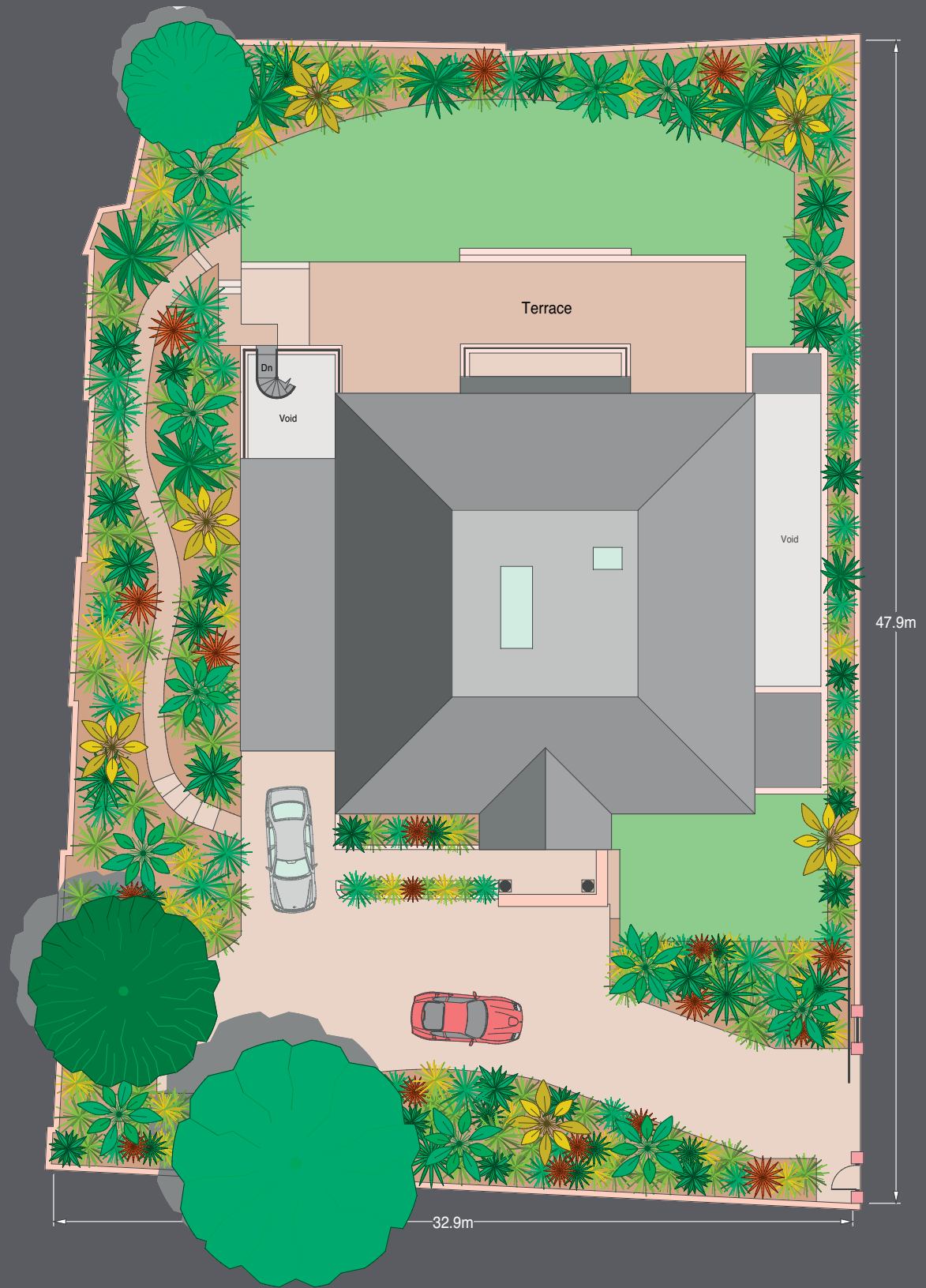
- Master Bedroom Suite 24'8" x 19'10" (7.52 x 6.04m)
- Second Bedroom Suite 20'2" x 16'3" (6.15 x 4.96m)
- Third Bedroom Suite 20'2" x 16'2" (6.15 x 4.93m)



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*Second Floor Measurements*

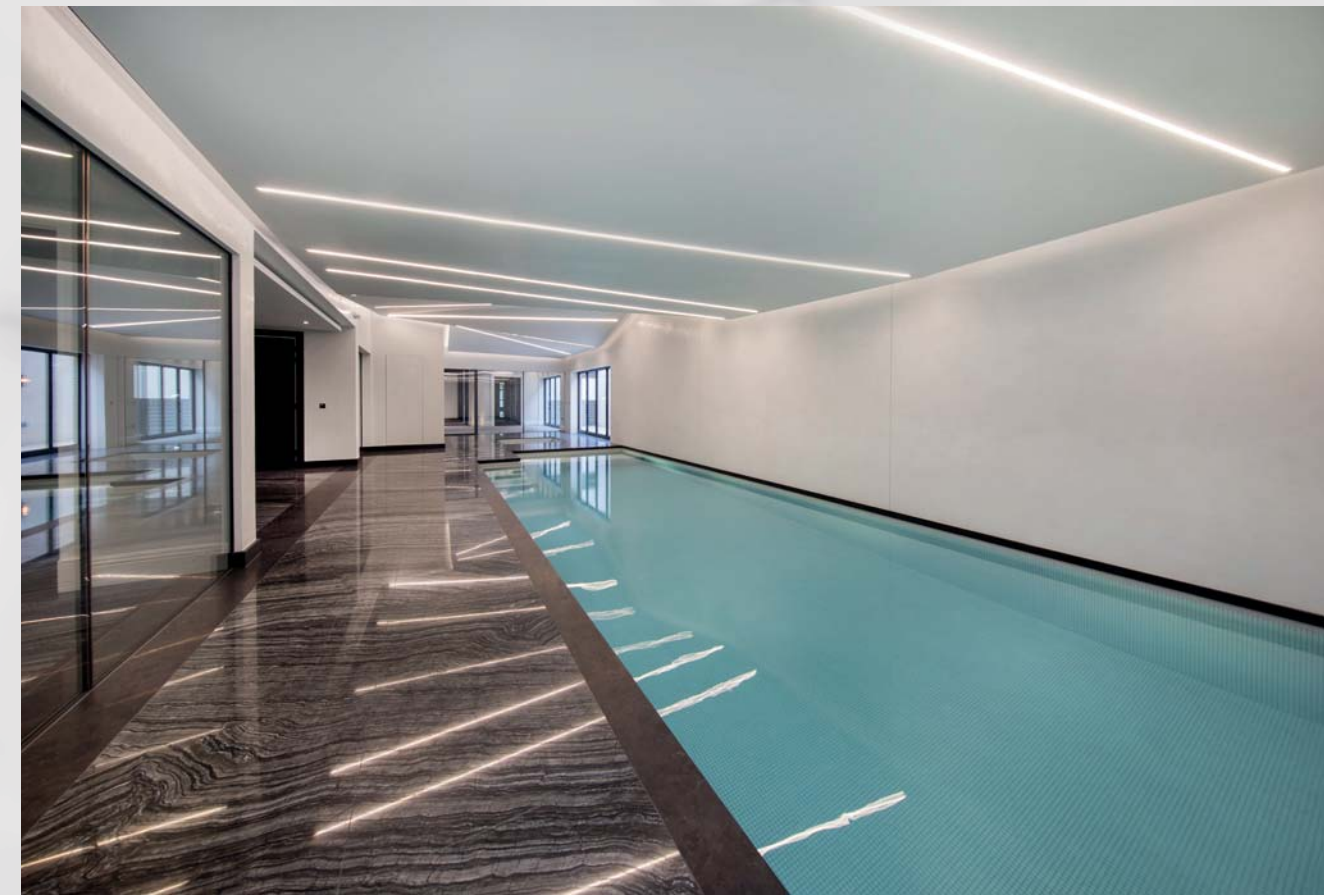
- Fourth Bedroom Suite* 28'3" x 21'0" (8.64 x 6.40m)
- Fifth Bedroom Suite* 28'6" x 14'3" (8.71 x 4.35m)
- Sixth Bedroom Suite* 18'2" x 14'6" (5.53 x 4.41m)
- Seventh Bedroom Suite* 18'4" x 12'10" (5.60 x 3.91m)



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*Overall Site Area*

0.36 acres





## SPECIFICATION HUXLEY HOUSE

### MAIN ENTRANCE HALL

- Front door with Banham ironmongery
- Honed Italian marble floor
- LED downlights, 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 Laliqe 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 downlights, 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 fireplace unit in hi gloss lacquered stained walnut veneer with brushed brass metalwork
- Feature coffered ceiling with LED downlights, 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 coffered ceiling with LED downlights, provision for wall lights and feature pendant lighting
- Ceiling speakers
- Feature uplighting

### SERVERY

- Fully 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 coffered ceiling with LED downlights, 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 hi gloss lacquered stained walnut veneer
- Feature coffered ceiling with LED downlights, 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 downlights, 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 downlights 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 BATHROOM

- Polished Italian marble floors, full height walls, bath and shower surrounds, 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 and bidet with concealed push button cistern and soft close seat cover
- THG Laliqe crystal bathroom fittings
- Heated towel rail
- Low level lighting

- Concealed shaver socket
- Heated mirrors
- Inset framed mirrors wall
- Aquavision TV

### HIS MASTER BATHROOM

- Polished marble floors, full height walls, bath and shower surrounds, 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 and bidet with concealed push button cistern and soft close seat cover
- THG Laliqe crystal bathroom fittings
- Heated towel rail
- Low level lighting
- Concealed shaver socket
- Heated mirrors
- Inset framed mirrors wall
- Aquavision 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 downlights, provision for wall lights and feature pendant lighting

### GUEST BATHROOMS AND SHOWER ROOMS

- Marble floors, full height walls, bath and 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 sanitaryware 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 downlights

### SECOND FLOOR LANDING

- Prime grade custom stained oak Versaille panel timber flooring
- LED downlights, 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 downlights and provision for wall lights and feature pendant lighting

### GUEST BATHROOMS AND SHOWER ROOMS

- Marble floors and full height bath and 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 sanitaryware 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 downlights, 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 downlights

- 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 remaining walls

- Full height glazed walls

- Marble inlaid floor with marble clad ice chute

- Walk in drench shower and hand shower

- VADO polished chrome sanitaryware fittings

#### GYM

- Marble border with prime grade stained oak timber flooring

- Satin lacquered framing with bevelled mirror panelled walls

- Full height glazed walls

- LED downlights

- 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 temperature 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 temperature 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 sanitaryware 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 and 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 fully 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 downlights

#### STAFF BATHROOM

- Ceramic floors and 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 sanitaryware 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 underfloor 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 underfloor 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 underfloor heating throughout

#### AUDIO & DATA

- Crestron multi room audio system with speakers throughout

- Pre wired motorised window treatments to all principal rooms

- 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





## SPECIFICATION WICKHAM HOUSE

### MAIN ENTRANCE HALL

- Front door with Banham ironmongery
- Honed and polished Italian marble floor with feature waterjet cut detail
- LED downlights and feature metalwork wall lights and feature crystal pendant lighting
- Feature double satin lacquered American black walnut veneer doors with inset bronze metalwork and bronze 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 crystal bathroom fittings
- Honed Italian marble floor
- Bespoke fitted stone vanity unit and feature stone basin
- Over basin mirror wall
- Hi gloss lacquered Italian tabu veneer joinery

### STUDY

- Prime grade custom stained oak chevron timber flooring
- Fitted custom designed display joinery with concealed LED lighting and suede wrapped panel all in satin lacquered stained walnut veneer and bronze metalwork
- LED downlights 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 chevron timber flooring

- Hi gloss lacquered stained Italian tabu veneer half height panelling
- Featured linear fireplace unit in hi gloss lacquered Italian tabu veneer with bronze metalwork and bevelled mirror
- Feature coffered ceiling with LED downlights, bespoke Italian wall lights and provision for pendant lighting
- Ceiling speakers
- Custom design display unit in hi gloss lacquered Italian tabu veneer with bronze metalwork and inset leather wrapped panels

### FORMAL DINING ROOM

- Honed Italian marble border with prime grade custom stained oak chevron timber flooring
- Featured fireplace unit in hi gloss lacquered Italian tabu veneer with bronze metalwork and marble clad heath with decorative grate
- Feature coffered ceiling with LED downlights, provision for wall lights and feature pendant lighting
- Ceiling speakers
- Feature uplighting

### SERVERY

- Fully 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
- Bespoke Eucalyptus kitchen with walnut veneer internals and concealed handles
- Honed Italian marble countertop
- 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
- Honed Italian marble floor
- TV with ceiling speakers
- Feature coffered ceiling with LED downlights, provision for wall lights and feature pendant lighting
- Feature Eucalyptus media unit with display glazed cupboards

### FAMILY ROOM

- Honed Italian marble border with prime grade custom stained oak chevron timber flooring
- Fitted custom designed media unit joinery with concealed LED lighting and suede wrapped panel all in hi gloss lacquered Italian tabu veneer with bronze metalwork
- Feature coffered ceiling with LED downlights, 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 chevron timber flooring
- LED downlights, feature metalwork wall lights and feature crystal pendant lighting
- Satin lacquered American black walnut veneer doors with inset bronze metalwork and bronze 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 Italian tabu veneer headboard with bronze metalwork and fabric wrapped panel
- Feature wall lights
- Ceiling speakers
- Feature coffered ceiling with LED downlights, provision for feature pendant lighting
- Faux silk wallpaper

### HER DRESSING ROOM

- Imperial velvet carpet with extra thick underlay
- Bespoke fitted hi gloss lacquered Italian tabu veneer wardrobes with integrated illumination and bronze metalwork
- Ceiling speakers
- Faux silk wallpaper

### HIS DRESSING ROOM

- Imperial velvet carpet with extra thick underlay
- Bespoke fitted hi gloss lacquered Italian tabu veneer wardrobes with integrated illumination and bronze metalwork
- Ceiling speakers
- Faux silk wallpaper

### HER MASTER BATHROOM

- Honed Italian marble floors, full height walls, bath and shower surrounds, skirting and architrave
- Bespoke fitted metalwork vanity unit with marble countertop and satin lacquered Italian tabu veneer drawers
- 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 and bidet with concealed push button cistern and soft close seat cover
- THG crystal bathroom fittings
- Heated towel rail
- Low level lighting
- Concealed shaver socket
- Heated mirrors
- Inset framed mirrors wall
- Aquavision TV

### HIS MASTER BATHROOM

- Polished marble floors, full height walls, bath and shower surrounds, skirting and architrave
- Bespoke fitted metalwork vanity unit with marble countertop and satin lacquered Italian tabu veneer drawers
- Over basin mirror wall
- Walk in shower with frameless glass enclosure and bench
- THG rain shower and hand shower
- Wall mounted WC and bidet with concealed push button cistern and soft close seat cover
- THG black onyx bathroom fittings
- Heated towel rail
- Low level lighting
- Concealed shaver socket
- Heated mirrors
- Inset framed mirrors wall
- Aquavision TV

### BEDROOM 2 & 3

- Imperial velvet carpet with extra thick underlay
- Bespoke fitted satin lacquered tabu veneer wardrobes with integrated illumination, bevelled mirror and brushed brass metalwork
- LED downlights and provision for wall lights and feature pendant lighting

### GUEST BATHROOMS AND SHOWER ROOMS

- Marble floors and full height walls bath and 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 sanitaryware 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 downlights

### SECOND FLOOR LANDING

- Prime grade custom stained oak chevron timber flooring
- LED downlights, feature metalwork wall lights and feature crystal pendant lighting
- Satin lacquered American black walnut veneer doors with inset bronze metalwork and bronze ironmongery
- Feature uplighters
- 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 downlights and provision for wall lights and feature pendant lighting

### GUEST BATHROOMS AND SHOWER ROOMS

- Marble floors and full height shower and bath 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 sanitaryware fittings

- Polished chrome heated towel rail

- Low level lighting

- Concealed shaver socket

- Heated mirrors

- Inset framed mirrors wall

#### BASEMENT FLOOR HALLWAY

- Honed and polished Italian marble floor

- LED downlights, feature metalwork wall lights and feature crystal pendant lighting

- Feature double satin lacquered American black walnut veneer internal doors bronze inset metalwork and bronze ironmongery

- Feature uplighters

- Sweeping marble clad staircase with metalwork balustrade and timber handrail

- Elegant polished plaster finish to walls

- Hi gloss lacquered Italian tabu veneer timber clad wall with bevelled mirror and bronze metalwork

#### POWDER ROOM

- THG crystal bathroom fittings

- Honed Italian marble floor

- Bespoke fitted stone vanity unit and feature stone basin

- Over basin mirror wall

- Hi gloss lacquered Italian tabu veneer joinery

#### CLUBROOM & CINEMA

- Imperial velvet carpet with extra thick underlay

- Italian marble floor to bar area and wine rooms

- Bespoke satin lacquered American black walnut veneer back bar display unit with feature frame and concealed illumination

- Marble clad front bar

- Feature satin lacquered American black walnut veneer projector screen surround with fabric wrapped panels

- Feature coffered ceiling with LED downlights

- Low level lighting

#### WINE ROOM

- Italian marble floor

- Featured built in wine display joinery with display shelving

#### POOL HALL & SPA

- Honed and polished Italian marble floor

- Glass mosaic pool with separate spa pool

- Angular floating feature ceiling with plaster in LED linear lighting

- Satin lacquered American black walnut veneer bespoke juice bar unit with framed mirror

- Elegant polished plaster finish to remaining walls

- Full height glazed walls

- Marble inlaid floor with marble clad ice chute

- Walk in drench shower and hand shower

- VADO polished chrome sanitaryware fittings

#### GYM

- Honed Italian marble border with prime grade stained oak timber flooring

- Satin lacquered framing with bevelled mirror panelled walls

- Full height glazed walls

- LED downlights

- TV with ceiling speakers

#### STEAM ROOM

- Honed 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

#### CHANGING ROOM

- Honed Italian marble floors, shower surrounds, skirting and architrave

- Bespoke fitted satin lacquered American black walnut veneer vanity unit with stone top

- Towel store in satin lacquered American black 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 sanitaryware fittings

- Polished chrome heated towel rail

- Low level lighting

- Concealed shaver socket

- Heated mirrors

- Inset framed mirrors wall

- Marble clad bench

#### TREATMENT ROOM

- Honed Italian marble floors, skirting and architrave

- Satin lacquered American black walnut veneer vanity unit with stone top

- Inset framed mirror

#### LAUNDRY

- X2 Integrated separate Neff washing machine and 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 fully 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 downlights

#### STAFF BATHROOM

- Ceramic floors and 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 sanitaryware 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 underfloor 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 underfloor 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 underfloor heating throughout

#### AUDIO & DATA

- Crestron multi room audio system with speakers throughout

- Pre wired motorised window treatments to all principal rooms

- 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

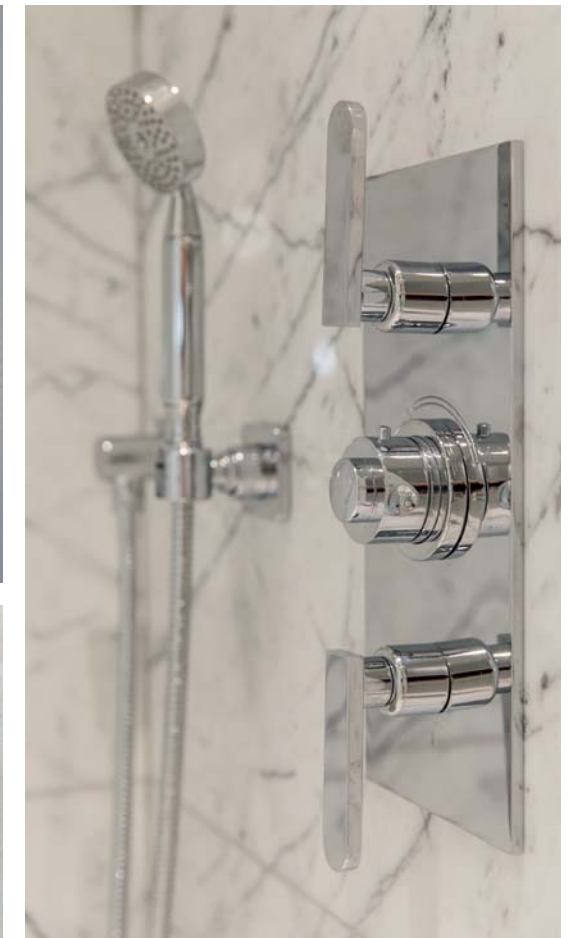
- Video entry system

- 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





FIROKA  
THE PURSUIT OF PERFECTION

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Firoka is a substantial, multi-disciplinary real estate group. Huxley House and Wickham House is being developed by its specialist residential property division which is focused on creating exquisite luxury homes in some of London's most sought after locations.

The division embraces each of the principal disciplines necessary to identify opportunities, acquire, plan, design and deliver the very finest homes for its discerning international clients. Considerable attention is paid to researching and understanding the lifestyles and priorities of our customers, informing layouts, specification, residents' services and amenities.

*Considerable attention is paid to researching and understanding the lifestyles and priorities of our customers*

The team works collaboratively alongside exceptional exterior and interior architects, leading spa and leisure consultants, landscaping specialists and interior designers in order to optimise space and light and create distinctive places for unrivalled lifestyles. Considerable attention is paid to researching and understanding the lifestyles and priorities of our customers. Each building, its interiors and landscaping is managed by the Group's experienced project managers, who are consistently focused on each and every detail, ensuring the ambition and vision of the designers are delivered to the quality expected in properties of this calibre.

## 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.

## Anna Wickham

1883 - 1947



Anna Wickham, the pen name of Edith Alice Mary Harper, was born in 1883. Her childhood was marked by disruption and displacement, including two separate moves to Australia with her unconventional parents. She attended school in Australia and returned to England to study voice, though her marriage to Patrick Hepburn ended her career as a performer. She had four sons with Hepburn and began writing poetry in earnest during her marriage. Her first book, *Songs*, was published privately under the pen name John Oland around 1911. Around this time, she was committed to a mental asylum. However, the experience confirmed her devotion to poetry. Poetry collections published during her lifetime include *The Contemplative Quarry* (1915), *The Man with a Hammer* (1916), *The Little Old House* (1921), and *Thirty-Six Poems* (1926). Wickham's lyrical, acerbic, and frankly feminist poetry attracted the attention of Louis Untermeyer, who republished her work in the United States to enormous popularity.

Great is truth, but still greater, from  
a practical point of view, is silence  
about truth. By simply not mentioning  
certain subjects... totalitarian  
propagandists have influenced opinion  
much more effectively than they  
could have by the most eloquent  
denunciations.

It is well within the order of  
things that man should listen  
when his mate sings, but the  
true mate never yet walked  
who liked to listen when his  
mate talked.

A voice from the dark is  
calling me. In the close  
house I nurse a fire. Out in  
the dark, cold winds rush  
free, To the rock heights of  
my desire..

# CONTACT

DEVELOPMENT BY



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5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. 34701



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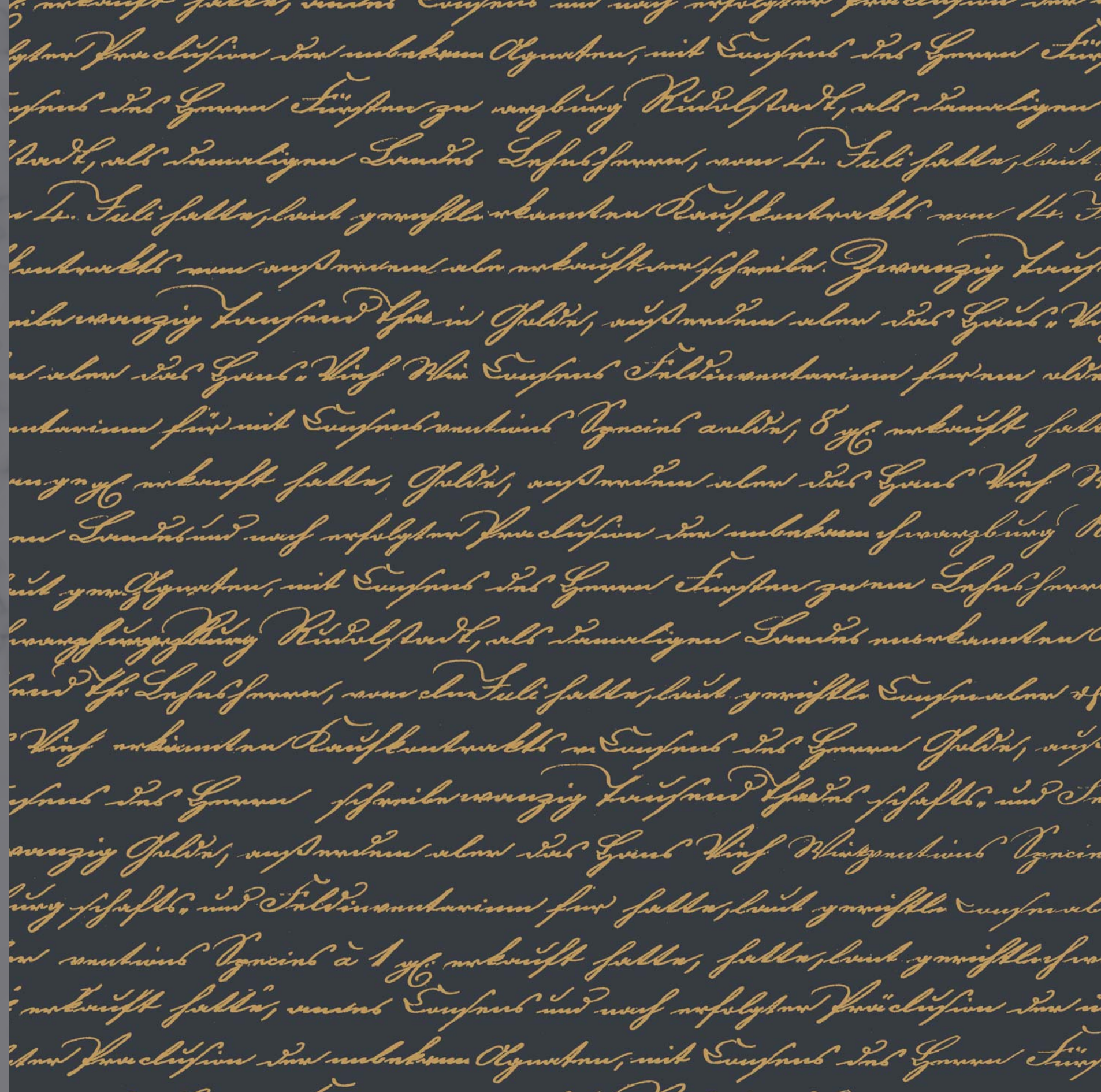
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HUXLEY HOUSE  
&  
WICKHAM HOUSE  
THE BISHOPS AVENUE  
LONDON N2

Then  
Slipped by the terrace  
made a  
sudden leap  
up from  
And seeing that  
a soft October night  
and revisions  
Before the taking