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Permitted
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Mon - Fri
10 AM - 12 Noon



CHOLMELEY PARK N6

An outstanding newly built detached family home located on a prestigious road moments from the heart of Highgate Village

This impressive family home offers well balanced accommodation arranged over four floors, striking features and state of the art technology. Finished to the highest of specifications, the property enjoys an outstanding location on one of Highgate's most sought after roads. This sizeable property is presented with a neutral decor giving the incoming first owner a blank canvas on which to create their own decorative masterpiece. Historic Highgate Village, Hampstead Heath, Highgate Ponds, local cafes and restaurants are all within 750 m. There is also an excellent selection of high-performing schools and Highgate Underground Station is within a quarter of a mile.

- 6 Double Bedrooms
- 2 Bathrooms with Separate Shower Cubicles
- 1 En-Suite Shower Room
- 2 Cloakrooms
- South-West Facing Formal Reception
- Impressive Hallway
- Family/TV Room
- Study/Bedroom 7
- Stunning Kitchen/Breakfast Room
- Media Room
- Utility Room
- Landscaped Gardens & Grounds
- Off Street Parking

FREEHOLD
POA



STRUCTURE

- Brick & block work external cavity walls – plastered
- Block work partitions (majority) – plastered
- Concrete floor to basement and lower ground floors
- Suspended timber upper floors
- High level of thermal insulation & energy efficient construction in compliance with current building regulations

FINISHES

- Oak veneered panelled doors with contemporary brushed stainless steel ironmongery
- Smoked oak engineered hardwood flooring to living rooms, kitchen, hallway and cloakrooms
- Porcelain floor and wall tiles to bathrooms
- 60 oz carpet by Town & Country to all bedrooms
- Oak bespoke staircase

ELECTRICAL

- Lutron Grafik Eye for controlled dimmed lighting to all reception rooms and kitchen
- Hard wired for audio speakers to all reception rooms
- Brushed stainless steels switches and sockets
- Wired for TV Satellite & FM radio to all reception rooms and bedrooms
- Low energy lighting to external areas

HEATING & HOT WATER

- Underfloor heating throughout (system designed by Wavin), with zoned thermostatic control to each room and hallway
- Heatrae Sadia megaflow hot water cylinder
- Vaillant boiler
- Circulating hot water to provide instant hot water to outlet points
- Burley Whitwell contemporary 2 kw electric fire with remote control to ground floor reception room

SECURITY

- Burglar alarm system with pet friendly (25 kg) detectors
- Shock & break glass detectors to low level windows and external doors
- Videx intercom system with colour monitors

KITCHEN

- Bespoke handleless contemporary kitchen units with 18 mm cubanitz quartz carcass with soft close doors and drawers
- A range of extremely high quality integrated kitchen appliances by Siemens : Q700 frost free cool concept freezer A++ energy rating; cool concept freezer A++ energy rating; PyroKlean single ovens & microwave combi-oven; hot air steam oven; 900 mm wide 5 ring touch slider induction hob; stainless steel ceiling mounted extractor with remote control ; integrated dishwasher
- Built under wine cooler
- Double bowl stainless sink & mixer taps by Blanco
- Waste disposal unit to sink
- 20mm Quartz worktops with apex edge
- Coloured glass splashback

BATHROOMS, EN-SUITE & CLOAKROOMS

- Sanitary appliances and bathroom furniture and accessories by Bauhaus
- Soft close toilets seats
- Thermostatic mixer valves, shower heads and brassware by Crosswater
- Shower enclosure and tray by Simpsons
- Kaldewei 1800x 800mm x 3.5mm DUO stainless steel baths
- Contemporary hot water heated chrome towel rails by Bauhaus

WINDOWS & PATIO DOORS

- Low 'U' values - 1.6 w/m2 k
- Timber double glazed windows (all key locking)
- Inward tilt facility to sliding sash windows to enable easy cleaning
- Folding sliding doors by Sunfold type SK70 (slimline profiles)
- Velux flat rooflight with remote control opening for ventilation and rain sensitivity

UTILITY ROOM

- Provision for laundry area
- Boiler & cylinder storage
- Electrical circuit controls
- Pumps

LOFTS

- 2 boarded lofts
- Insulated loft hatches with ladder access

BASEMENT TANKING SYSTEM

- Delta Membranes Cavity Tanking system



specification



Approx. Gross Internal Floor Area 3,369 Square Feet - 313 Square Metres

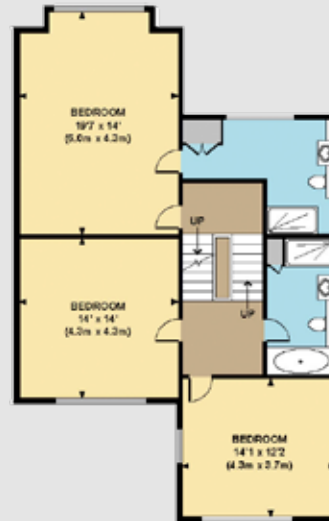


Lower Ground Floor

Ground Floor



Second Floor



First Floor

Predicted Energy Assessment

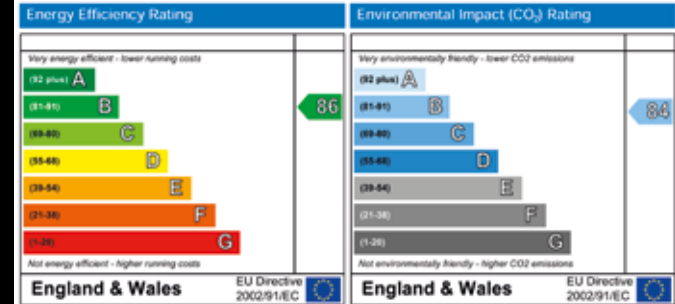
5 Chisleley Park
London
N6 5ET

Dwelling type:
Date of assessment:
Produced by:
Total floor area:

Detached House
10 May 2011
Jerzy Golinski
325.25 m²

This is a Predicted Energy Assessment for a property which is not yet complete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, an Energy Performance Certificate is required providing information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2009 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

TAYLOR GIBBS

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