KINGWOOD

fairgreen east

KINGWOOD

CLIVEDEN HOUSE *and* APSLEY HOUSE

18 & 20 FAIRGREEN EAST, HADLEY WOOD EN4 0QR

A life of Luxury & Beauty

Cliveden House and Aspley House at Kingwood are detached 5 bedroom luxury homes displaying elegance and opulence at every turn. Named after the most expensive wood used in the seventeenth century to make fine furniture, this beautiful grain was made known as Prince's Wood. Located on a peaceful residential road in Hadley Wood, the beauty of the surrounding area is reflected through the house.

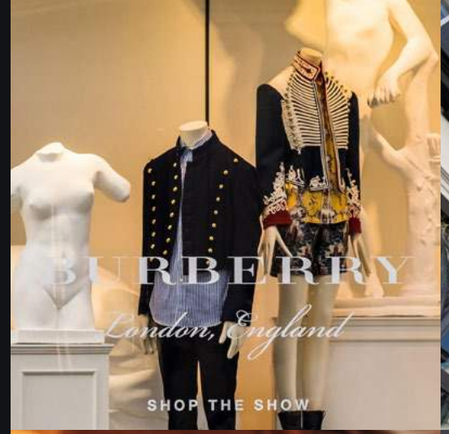
Using a mix of traditional and modern materials, Cliveden House and Aspley House have been built with exquisite craftsmanship and meticulous attention to detail. Providing dedicated areas to suit every aspect of you lifestyle, the flow throughout the houses provide the perfect atmosphere for both relaxed living and formal entertaining.

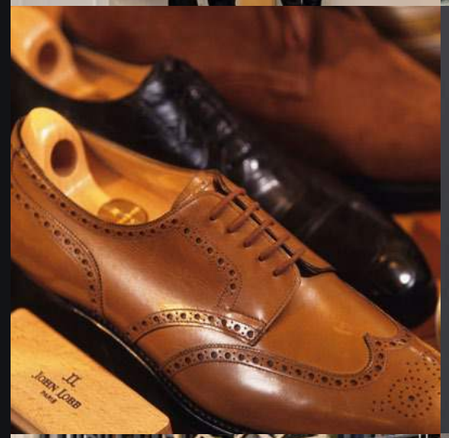
Hadley Wood is one of North London's most desirable areas, offering all the benefits of the cosmopolitan city alongside the beautiful open spaces of the countryside. With an eclectic array of shops, bars and restaurants in nearby Hadley Wood and Cockfosters, Kingwood combines a charming village atmosphere with all the variety and vibrancy you could need.

HADLEY WOOD
AND IT'S PLAYGROUND

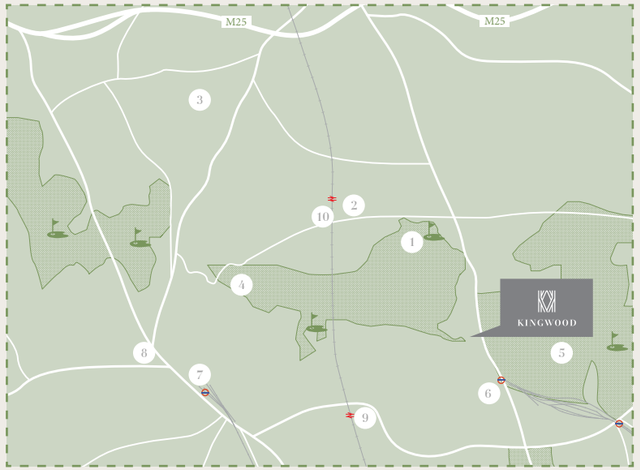
Literally spoils for choice

Hadley Wood boasts a wealth of stylish restaurants, country houses and golf courses, combine this with the easy transport links into central London and you have the ultimate playground. Nearby attractions include the Mary Beale Restaurant, The Ferny Hill Tea Rooms, Trent Park and boutique shops to enjoy at your leisure.





LOCATION MAP



1. *Hadley Wood Golf Club*
2. *Hadley Wood Tennis Club*
3. *Wrotham Park*
4. *Monken Hadley Common*
5. *Trent Park*
6. *Cockfosters Underground Tube Stop*
7. *High Barnet Underground Tube Stop*
8. *The Spires Shopping Centre*
9. *Sainsburys*
10. *Hadley Wood Station*

Golf Courses

0.5
MILES
Cockfosters Underground Tube

4
MILES
Queen Elizabeth Secondary

32
MILES
London City Airport

SITE PLAN

KINGWOOD

A **No. 20**
APSLEY HOUSE

B **No.18**
CLIVEDEN HOUSE

1. TIMBER SHED
2. REAR GARDENS
3. PAVED RUMBLESTONE DRIVEWAYS
4. SANDSTONE TILED PATIO

THE PROPERTY

Style & comfort

The luxury and quality of Cliveden House and Aspley House is evident even before you open the double front doors. As you step into the beautifully laid mansion's double height void and take in the designer chandelier and sumptuous fabrics, this impression becomes even more palpable. From the exceptional materials to the bespoke craftsmanship, style and comfort are clearly at the forefront of these houses.

KINGWOOD

THE PROPERTY

Blending traditional design with contemporary style, the houses are as grand as they are homely. Every detail, no matter how small, has been specifically considered and meticulously executed for effortless family life. With integrated entertaining, family and personal areas, Cliveden House and Aspley House are equipped to complement every aspect of your lifestyle. The flow through the rooms reflects a modern, flexible way of living and allows for maximum use of every space.

Situated on a peaceful road close to Trent Park, Cliveden House and Aspley House are

family homes filled with character...

Providing a welcoming, calm environment, they also offer all the little luxuries that make life that much better.

traditional design with contemporary style...

GROUND FLOOR

Upon entering the houses, the striking reception area welcomes your guests and introduces them to the luxury and grandeur.

A beautiful chandelier forms a focal point above and glass doors give view straight into the garden.

A large open plan super room

houses the bespoke German kitchen, larder, dining and family areas with large 9 meter bi-fold doors to bring the outside garden into the living areas.

Features of the ground floor include:

1. Formal lounge with fireplace and mood lighting
2. Large super room to rear for the ultimate in family living
3. Integrated garage

luxury & grandeur...

Past development by Amara Property

LOWER GROUND FLOOR

Incorporating spacious and stylish living areas, the contemporary lower ground floor is the informal hub of the family house and

the ideal setting for relaxation

Whether you choose to unwind in the cinema room, work out in the gym or appreciate your wine room, all the luxurious amenities and leisure spaces you desire can be found here.

Features of the ground floor include:

1. State of the art media room with lounge seating
2. Gym with mirrored walls and full height windows accessing the light well
3. Wine room with bespoke joinery and lighting
4. IT and communications room forming a hub for any modern home

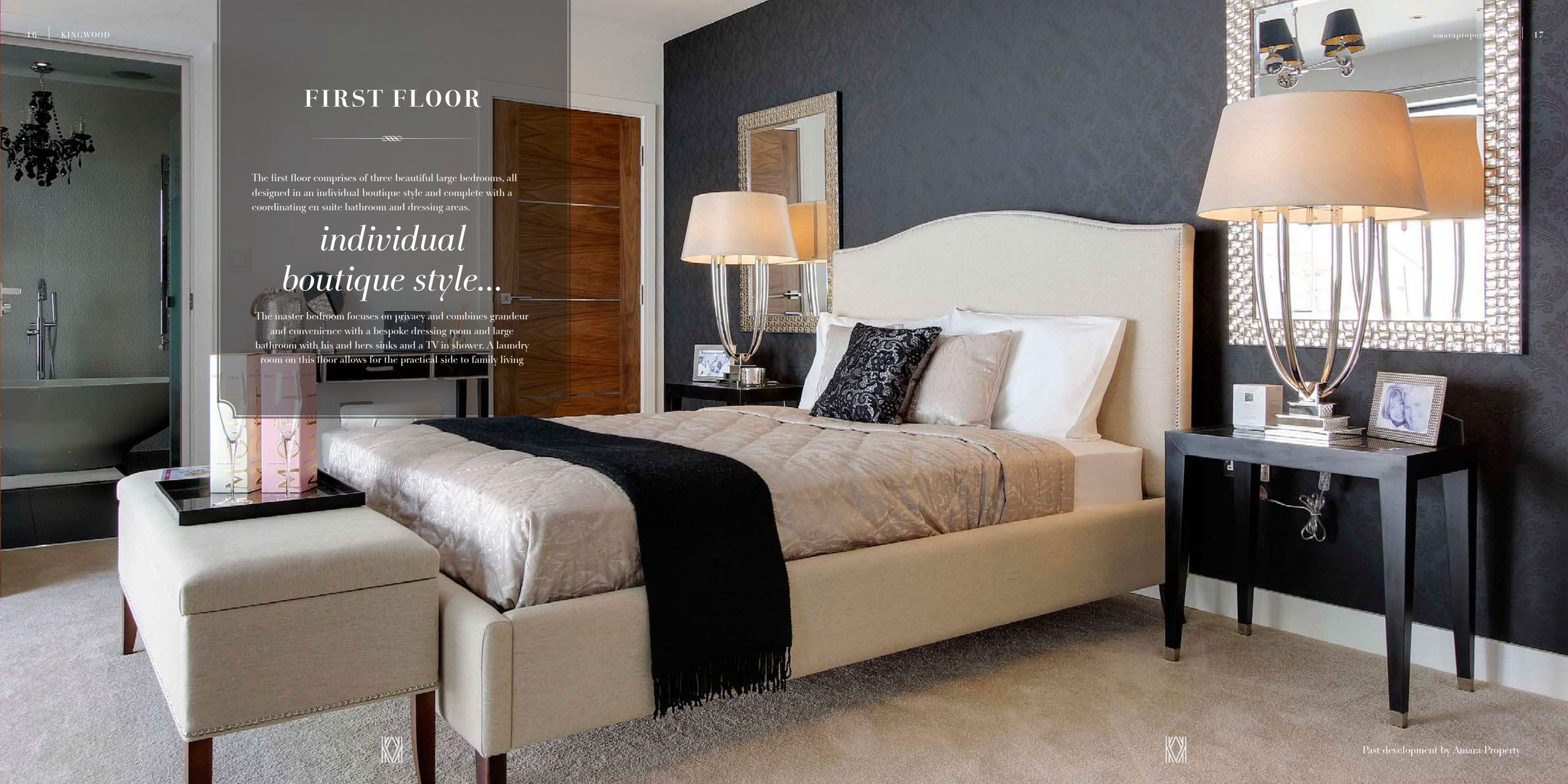
dedicated areas to suit every aspect of you lifestyle...

FIRST FLOOR

The first floor comprises of three beautiful large bedrooms, all designed in an individual boutique style and complete with a coordinating en suite bathroom and dressing areas.

individual boutique style...

The master bedroom focuses on privacy and combines grandeur and convenience with a bespoke dressing room and large bathroom with his and hers sinks and a TV in shower. A laundry room on this floor allows for the practical side to family living



SECOND FLOOR

A further two spacious bedrooms with a large shared bathroom, make this floor a flexible space in terms of usage with the potential to be adequate for guest bedrooms, studies, or games rooms.

Natural light fills the rooms

with rear windows providing garden views. An additional storage room houses the plant and equipment for the home and provides extra space that is useful for every family.

every detail has been considered...

Past development by Amara Property

LIGHTING & MULTI ROOM ENTERTAINMENT

Entertaining friends and family is a key element of today's modern life. At Kingwood we make this enjoyable through the Lightwave lighting system to principal rooms, which allows you to control your mood lighting and create the perfect ambience from your tablet or phone. The lighting system can also be set up to automatically adjust when you are away from home or on holiday to ensure that your home remains safe and secure. An all off button makes it easy when leaving the house to ensure that all lights are switched off and energy is conserved.

Enjoy a family movie in your very own cinema room

on your large screen and projector. The 5.1 surround sound system ensures that you have an enjoyable movie experience. The Cat 6 wiring throughout will ensure that you can further customise your entertainment features in your new home.

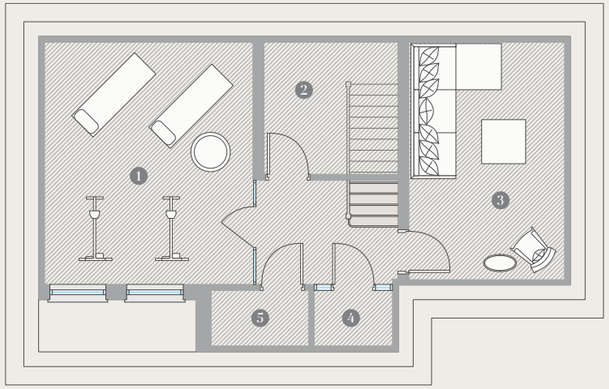
SUSTAINABILITY

We strongly abide by our principal of living a sustainable lifestyle. At Kingwood we have installed solar panels to the roofs to maximize the suns natural energy source. The energy is then stored in your very own Tesla Power Wall Battery to ensure that you can utilise energy from a sustainable source in your new home. The latest Power Wall is a feet of engineering and Tesla have been able to bring sustainability into our homes. We have also partnered with Ecotricity to supply your meters so that if you do consume more energy it is also derived from more natural sources.

AMARAPROPERTY
always green...

building sustainable homes for today's modern world

LOWER GROUND

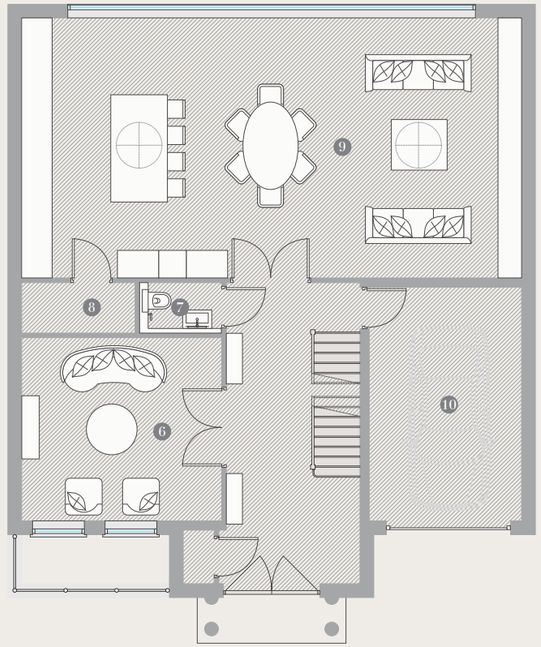


DIMENSIONS

1.	GYM	4.2m x 5.1m
2.	CHANGING ROOM	2.8m x 2.9m
3.	CINEMA	3.3m x 5.1m
4.	WINE STORE	1.7m x 1.3m
5.	IT	2.0m x 1.3m

Lower Ground

GROUND FLOOR

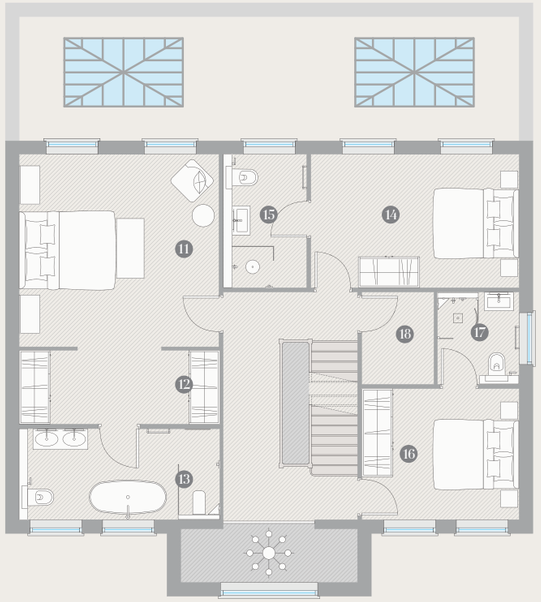


DIMENSIONS

6.	LOUNGE	4.3m x 4.0m
7.	WC	1.8m x 1.1m
8.	LARDER	2.5m x 1.1m
9.	FAMILY/DINING/KITCHEN	10.9m x 5.7m
10.	GARAGE	10.9m x 5.7m

Ground

FIRST FLOOR

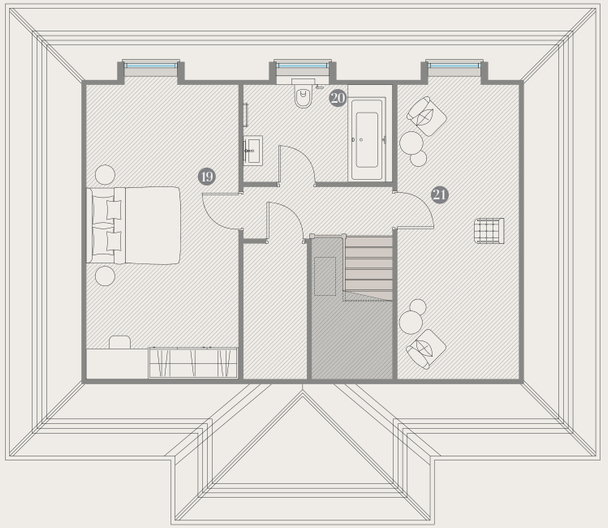


DIMENSIONS

11.	MASTER BEDROOM	4.4m x 4.2m
12.	DRESSING ROOM	4.4m x 1.6m
13.	ENSUITE	4.4m x 2.0m
14.	BEDROOM 2	3.4m x 2.8m
15.	ENSUITE 2	1.8m x 2.0m
16.	BEDROOM 3	4.5m x 2.9m
17.	ENSUITE 3	1.8m x 3.0m
18.	LAUNDRY	1.7m x 2.0m

First

SECOND FLOOR



DIMENSIONS

19.	BEDROOM 4	3.3m x 6.3m
20.	BATHROOM	3.2m x 2.1m
21.	STUDY	2.6m x 6.3m

Second

SPECIFICATION

the devil is in the detail

EXTERIOR

1) Brick frontage with feature stone canopy
2) Double front door entrance with up down lights
3) Gated and shared driveway with video entry
4) Parking spaces for numerous vehicles
5) Heated garage with direct access into hallway
6) Glass balustrade to light well
7) Private rear gardens

INTERIOR

1) 5 bedrooms and 5.5 bathrooms
2) Basement with home cinema and gym
3) Wine store with bespoke shelving and lighting
4) Coats cupboard to entrance hallway
5) Under floor heating throughout
6) Separate IT room in basement
7) Separate laundry room to first floor

SUSTAINABILITY

1) Solar panels on roofs
2) Tesla Powerwall battery to store solar energy for your family to use
3) EcoSlide wood grain windows with A+ energy rating

KITCHEN / SUPER ROOM

1) Large open plan kitchen with feature roof lights and large sliding doors
2) Fireplace with bespoke joinery to either side
3) Handless Hacker Kitchen with Island and separate Bar in Putty Pearl Grey and Taupe lacquer
4) Quartz stone worktops with upstands and drainer grooves
5) State of the art appliances:
   a. Miele Pyrolytic Oven
   b. Miele Combination Microwave & Oven
   c. Miele induction hob with 6 zones
   d. Integrated Siemens canopy extractor hood
   e. Siemens fully integrated dishwasher
   f. Siemens built in Fridge with Crisper Box & 7 glass shelves
   g. Siemens No Frost freezer with 5 freezer drawers & 2 flaps
   h. Caple wine fridge to bar
6) Separate bar area with back lit light shelves and integrated wine fridge
7) Large sink bowl with dual lever tap in chrome and 98 degree hot and filtered water tap
8) Grey mirror splash back to kitchen and joinery units in lounge
9) LED under cupboard lights and chandeliers over breakfast bar & living area
10) Separate larder with shelving
11) Glass double door entrance doors

BATHROOMS

1) Ground floor cloakroom with copper tap and feature copper wall lights
2) Basement change and shower room
3) 4 additional bathrooms of first and second floors
4) Full height Porcelanosa tiling throughout
5) Me by Starck loos with wall mount chrome flush plates
6) Taps by Hansgrohe and Crosswater
7) His and Hers sinks to master bathroom with freestanding feature bath
8) Aquavision TV to master bathroom with ceiling mounted speakers
9) Warm towel rails to bathrooms
10) Feature niche lighting
11) Mirrors to all bathrooms
12) Mega-flow hot water heating system

LIGHTING & MULTI ROOM ENTERTAINMENT

1) Lightwave RF smart lighting controlled by your phone or tablet device
2) Programmable mood lighting
3) All off button when leaving home
4) Feature chandelier to entrance void
5) Sonos music speakers to Formal Lounge, Kitchen Super Room, Gym and Master bedroom
6) Cinema room with 5.1 surround sound, projector and screen
7) Cat6 wiring throughout
8) Entrance and garden lighting
9) Chrome light switches

SECURITY

1) Lightwave RF lighting system to simulate occupancy when away
2) Audio/video entry
3) Perimeter fencing
4) Comprehensive alarm system connected through the house
5) Fire alarm system
6) Security locks to all windows and doors

WARRANTY & AFTERCARE

1) Complete 10 year structural warranty by Aedis
2) Thorough demonstration of your new home before it is handed over to you.
3) Amara Property 1 year warranty.

MISCELLANEOUS

1) All main services connected
2) Electricity and Gas Smart metering devices
3) Local Authority: London Borough of Barnet
4) Outgoings: Subject to council tax
5) Tenure: Freehold
6) Bespoke art, sculpture, hanging mirrors, furniture & gym equipment may be available for sale by separate negotiation.

AMARA PROPERTY

AMARA PROPERTY IS A PIONEER OF BESPOKE ARCHITECTURE, CHARACTERISED BY AN UNRIVALLED COMBINATION OF LUXURY DETAILING, DIVERSE DESIGN AND CUTTING-EDGE TECHNOLOGY.

AMARAPROPERTY
exceptional homes made to cherish

KINGWOOD
fairgreen east

Our design styles are virtually unlimited. In fact, the Amara designers pride themselves in not having a house style as this enables the design to be tailored to each bespoke development.

Focused on luxury developments we create exclusive residences in some of the most desirable locations in North and North West London. Our extensive range of expertise ensures that we remain at the fore front of luxury design.

Kingwood comes with a 10 year premier guarantee warranty, as well as an initial 2 year warranty and a guarantee provided by the manufacturers of the appliances. Furthermore you will receive a free 1 year Amara guarantee which will oversee the first year of your occupation and any issues that arise will be immediately addressed by a trusted member of our maintenance team.

Buying a home is a life changing experience for most and can often involve a number of decisions leaving the client feeling stressed. Here at Amara Property we realise this transition can be daunting, and with our experienced team you can rest assured you are in safe and caring hands when buying your new home.

AWARDS

The International Property Awards 2017
Best Property Single Unit
Interior Lighting Design

Houzz 2016
Awarded Best of Houzz 2016
Houzz Influencer 2016

Houzz 2015
Awarded Best Of Houzz 2015

The International Property Awards 2014
Best Apartment
Interior Design, Show Home
Best Property Single Unit

The International Property Awards 2013
Residential Renovation & Developments
Premier Guarantee Excellence Awards 2013
Excellence Awards

houzz

premier guarantee Excellence Awards 2010

UNITED KINGDOM PROPERTY AWARDS

KINGWOOD

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ENQUIRIES

For more information or to make an enquiry
please contact our estate agents:

STATONS

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What is beautiful is a joy for all seasons and possession for all eternity

Oscar Wilde