



# TELEGRAPH HILL<sup>NW3</sup>



LUXURIOUS • SPACIOUS • INDULGENT • GATED • SECURE

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## S T Y L E + L O C A T I O N

Telegraph Hill is a unique development of four substantial detached houses situated within their own-gated environment. It is in close proximity to the open spaces of Hampstead Heath and the shops, amenities and popular schools within Hampstead village and the surrounding area.

The houses are prominently positioned above their own private drive and are largely hidden from view by a landscaped tree lined embankment. The atmosphere is calm, relaxing and spacious with unique attention to detail. Telegraph Hill's gated domain offers the privacy and security that discerning residents will consider essential.

These are luxury homes built to an exceptionally high specification, offering any potential purchaser the opportunity to invest in this exclusive gated address in Hampstead NW3.

Pictures

This page : House 3 stunning elliptical staircase and chandelier with views to the pool and living room

Opposite : House 2 interior designed living room / reception room with bespoke furniture





## D E T A I L + D E S I G N

Our aim at Telegraph Hill was to create an exclusive gated domain, of four contemporary houses, designed to a clients specification. Minute attention to detail, exceptional craftsmanship and premium brand names such as Nella Vetrina, Castello, Miele, Gaggenau and Poliform have resulted in a finished product that exudes luxurious quality, style, comfort and innovation.

Principal ground floor living spaces are exceptional and ideal for large scale entertaining. Bespoke feature staircases in either glass, stone or walnut veneer add to the impact. The upper floors provide well planned family accommodation, all with en-suite bathrooms, and indulgent principal bedroom suites incorporating 'his' and 'hers' dressing rooms, bathrooms\* and in houses 2 and 3 a large private terrace. Houses 3 and 4 also have a dedicated lower ground floor leisure area that includes a pool, steam room, massage area, gym, cinema room and patio.

Our carefully selected range of materials add texture and depth as well as enhancing the overall feeling of quality. Dry stone walling with Indian Sandstone; Venetian stucco plastering; limestone or timber flooring in either walnut or birds eye maple; kitchen work tops in Zodiaq Quartz, stainless steel and Kashmir marble.

\* House 1 has one main dressing room and bathroom in the master bedroom suite.

Pictures

This page : House 1 'Nella Vetrina' mirror / 'Milldue' sink, Indian Sandstone and house 2 bedside lamp  
Opposite : House 3 elliptical feature staircase with waterfall chandelier in solid brass with gold finish and hand cut glass



## S P E C S + F I N I S H E S

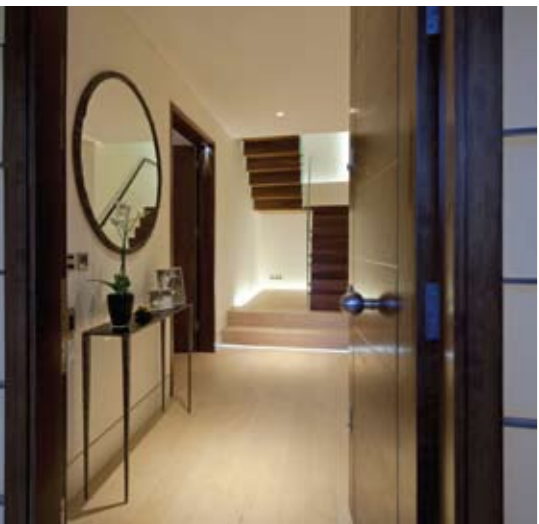
All four houses at Telegraph Hill include an array of technology to enhance your quality of life:

- A dedicated Building Management System that centrally controls the heating and ventilation.
- Under floor heating and comfort cooling throughout house 3 and within the ground floor and bathrooms areas of houses 1 and 2.
- A 'state of the art', sound insulated, private screening room.
- Lutron Homeworks controlled intelligent lighting design.
- Speakercraft or Sonos multi room audio system with ceiling speakers and iPod / iPad dock.
- Cat 5/6 structured cabling - providing for high speed internet, telecoms and distributing HD TV.
- Contemporary, Italian designed, Dada fitted kitchens
- Premium branded kitchen appliances from Gaggenau, Miele, Sub Zero and Wolf.
- iPad / iPhone / iPod "remote control" of key house services including lighting, window treatments and heating.
- Solid oak and ash main doors with door security systems including Silvelox and Banham.
- 24/7 CCTV monitoring to the road and gate as well as individual house CCTV, entry phone control and house alarm system.

Pictures

This page : House 3 iPad enabling "remote control" of key services and Silvelox door security  
Opposite : House 2 sound insulated cinema room with bespoke furnishings and wet bar





## V I E W S + V I S I T A S

### No1 TELEGRAPH HILL

- 4 storey luxury detached house
- Total floor area - 5,134 sqft / 477 sqm
- Entrance hall with bespoke cantilever feature staircase
- Double volume 43 ft family / reception room
- 27ft Dining room
- Dada fitted kitchen / breakfast room
- Servery /utility room with additional Miele dishwasher
- Principal bedroom with en-suite bathroom and dressing room
- Four further double rooms all with en-suite facilities. Staff accommodation comprising double room with en-suite and kitchenette.
- Laundry room with Miele washing machine and dryer
- Cinema room / playroom
- Comfort cooling
- Bespoke Lutron Homeworks Lighting Control System
- Speakercraft sound system
- Under floor heating to ground floor and all bathrooms
- Single garage and off street parking for two cars within curtilage of property
- Secluded and private terraced garden to the rear

Pictures

This page : House 1 - front aspect, bespoke feature staircase, dining room and living / reception room

Opposite : House 1 terraced garden with hand crafted Indian sandstone wall detail

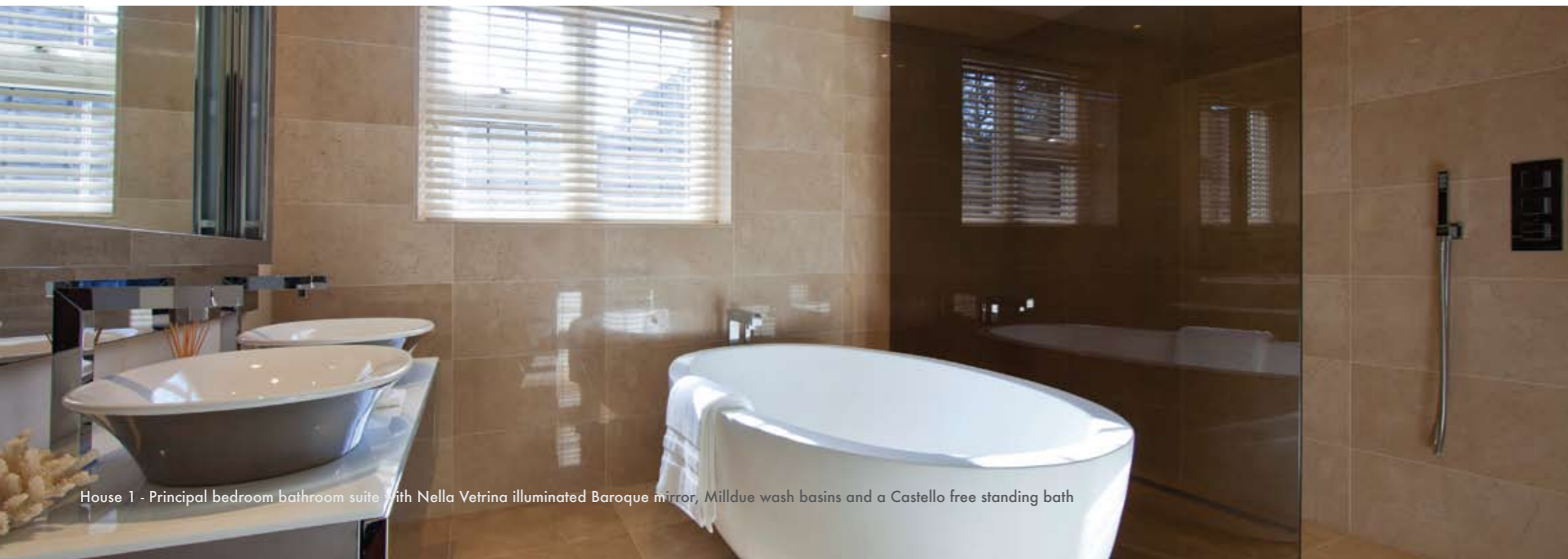




House 1 - Cinema room with Andrew Martin sofa, bespoke swivel chairs and wet bar



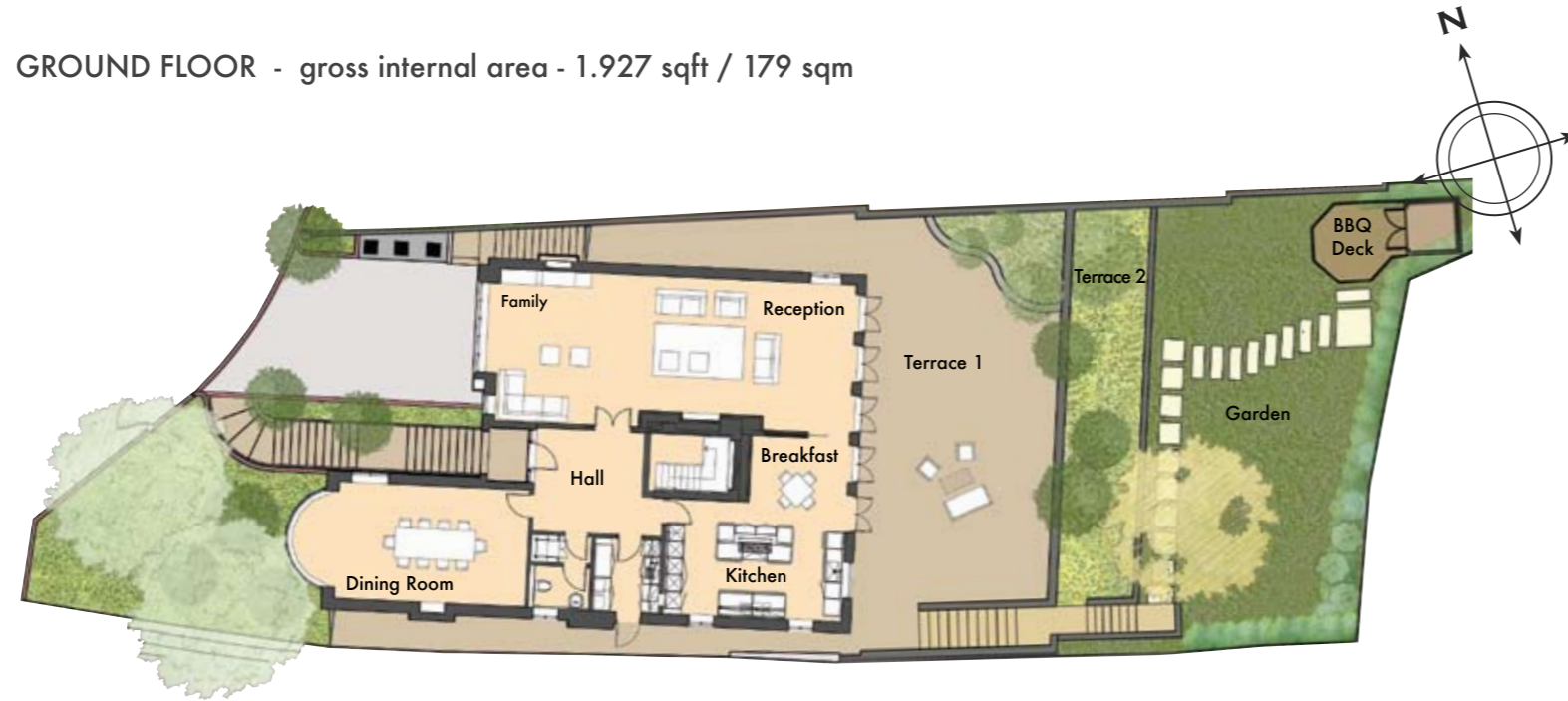
House 1 - Principal bedroom suite



House 1 - Principal bedroom bathroom suite with Nella Veirina illuminated Baroque mirror, Milldue wash basins and a Castello free standing bath

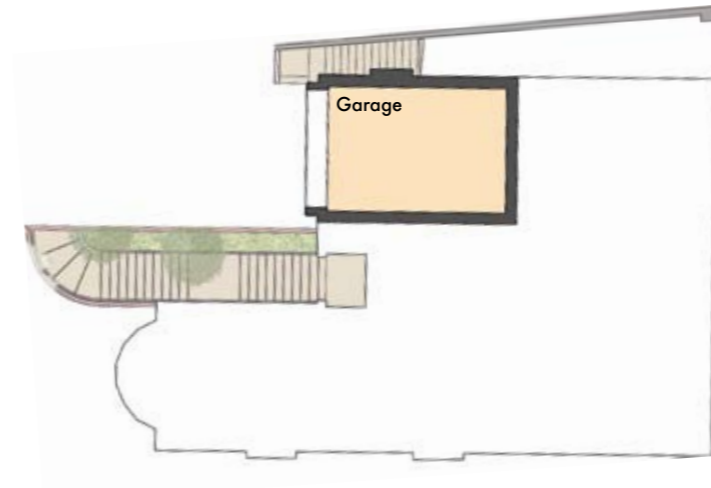


GROUND FLOOR - gross internal area - 1,927 sqft / 179 sqm



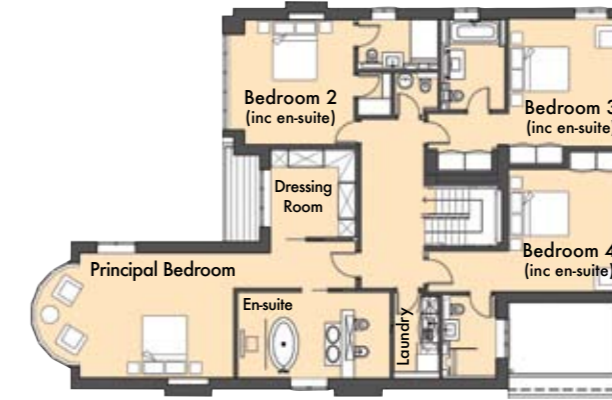
Dining Room	- 27'6" x 13'9" / 8.4m x 4.2m	Front Garden	- 29'10" x 47'9" / 9.1m x 14.57m
Kitchen / Breakfast Room	- 20'8" x 21'3" / 6.3m x 6.5m	Rear Garden	- 36'0" x 54'6" / 10.98m x 16.63m
Family Room	- 18'0" x 17'8" / 5.5m x 5.4m	Terrace 1	- 53'9" x 18'8" / 16.4m x 5.7m
Reception	- 24'11" x 17'4" / 7.6m x 5.3m		

LOWER GROUND FLOOR - 280 sqft / 26 sqm



Garage - 20'0" x 13'9" / 6.1m x 4.2m

FIRST FLOOR - 1,819 sqft / 169 sqm

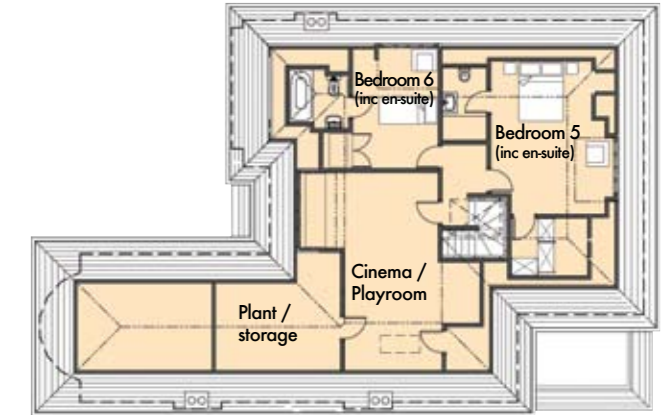


Principal Bedroom\* - 21'11" x 13'9" / 6.7m x 4.2m  
 Bedroom 2\* - 13'9" x 13'5" / 4.2m x 4.1m  
 Bedroom 2\* - 14'1" x 12'5" / 4.3m x 3.8m  
 Bedroom 4\* - 13'5" x 12'5" / 4.1m x 3.8m

(\*Dimensions do not include en-suite / dressing areas)

Total land area - 0.19 acres / 773 sqm  
 Total floor area - 5,134 sqft / 477sqm

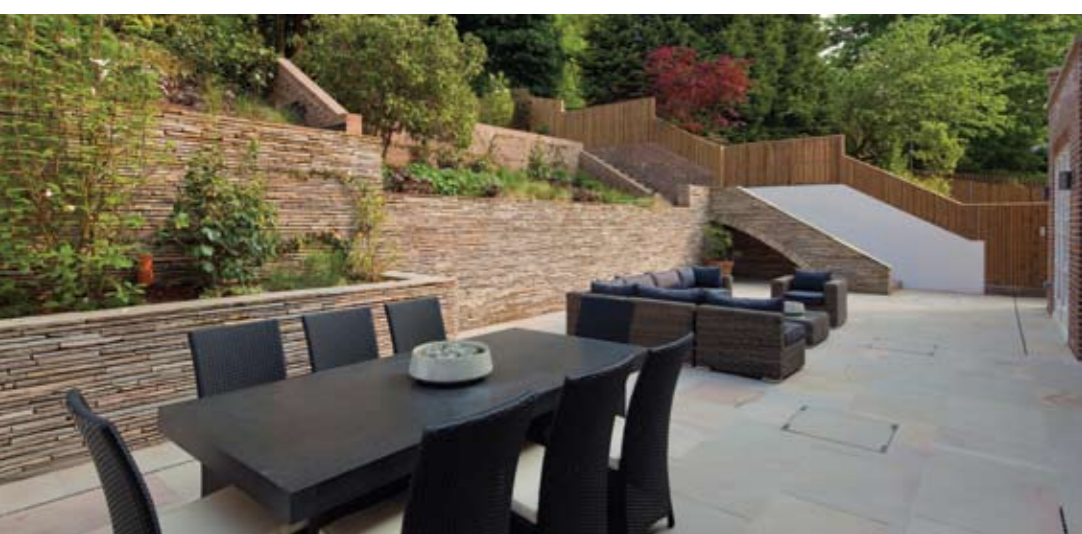
SECOND FLOOR - 1,109 sqft / 103 sqm



Bedroom 5\* - 11'11" x 16'8" / 3.4m x 5.1m  
 Bedroom 6\* (staff) - 17'4" x 13'1" / 5.3m x 4.0m  
 Cinema / Playroom - 21'7" x 15'1" / 6.6m x 4.6m

(\*Dimensions do not include en-suite / dressing areas)





## V I E W S + V I S I T A S

### No2 TELEGRAPH HILL

- 4 storey luxury detached house
- Total floor area - 5,274 sqft / 490 sqm
- Striking double volume entrance hall with bespoke feature staircase
- Dining room and study room
- Dada fitted kitchen / breakfast room
- Spacious family and reception room with French doors leading onto large garden terrace
- Principal bedroom suite with 'his' and 'hers' en-suite bathrooms and dressing rooms. Private roof terrace
- Four additional double rooms with en-suite facilities inc staff accommodation (double room with en-suite and kitchenette)
- Laundry and utility room
- Dedicated and sound insulated cinema room with wet bar
- Comfort cooling
- Lutron lighting and Speakercraft sound system
- Under floor heating to ground floor and all bathrooms
- Single garage and off street parking for two cars within curtilage of property
- Secluded and private terraced garden to the rear inc fully serviced summer house

#### Pictures

This page : House 2 - front aspect, living / reception room and rear terrace

Opposite : House 2 main hall with walnut curved feature staircase and Havana leather handrail





House 2 - Principal bedroom suite



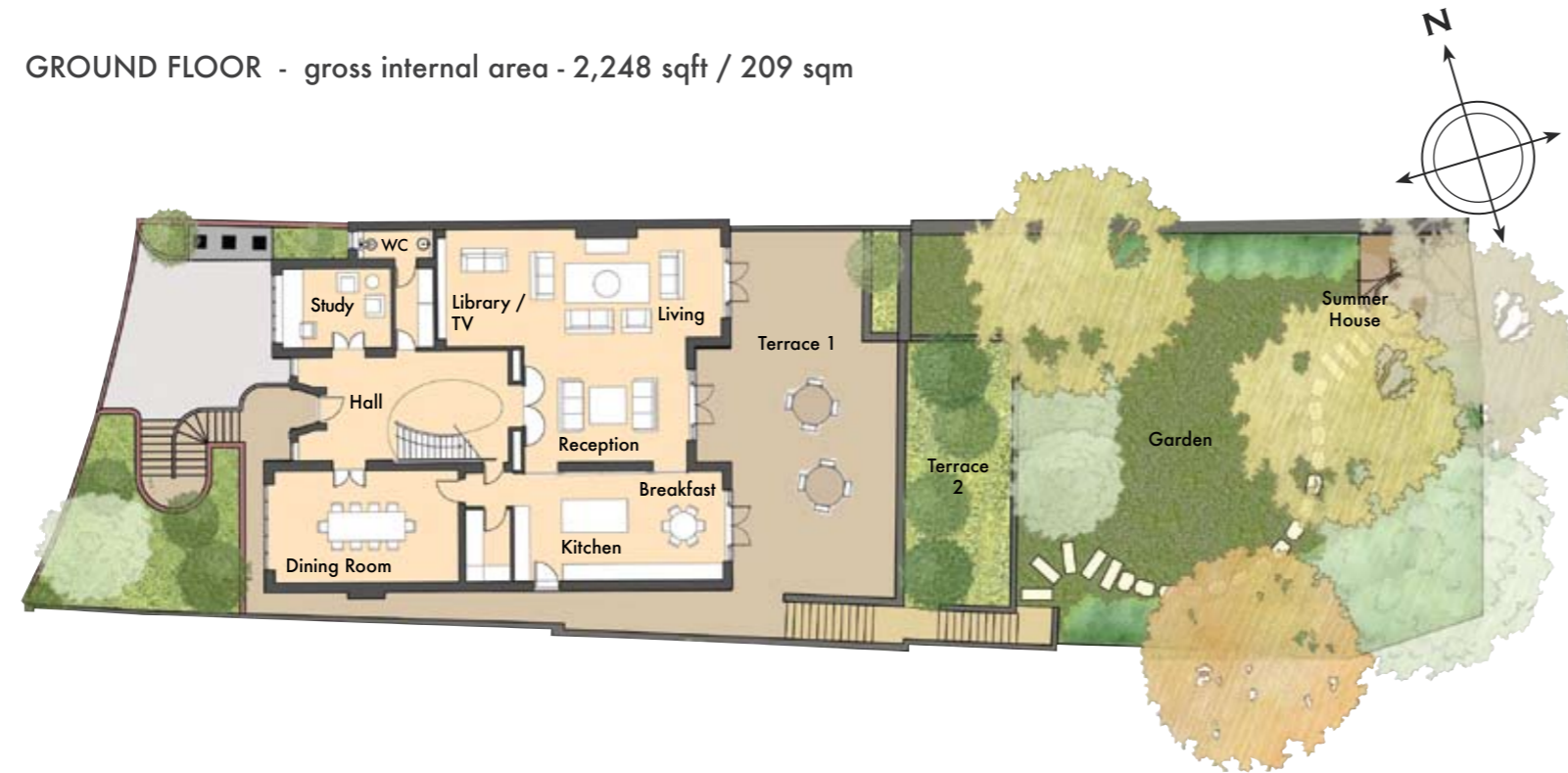
House 2 - Dada fitted kitchen / breakfast room - showing stainless steel island worktop, Miele oven and gas hob



House 2 - Terraced rear garden including summer house and a variety of mature trees and planting



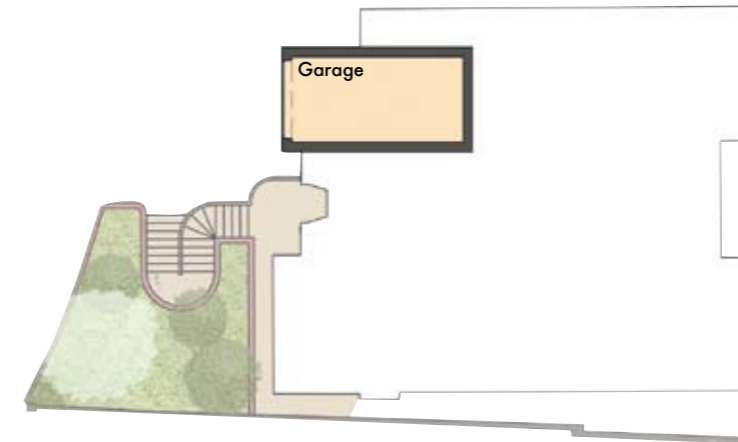
GROUND FLOOR - gross internal area - 2,248 sqft / 209 sqm



Dining Room	- 22'7" x 13'9" / 6.9m x 4.2m	Library / TV	- 14'5" x 10'5" / 4.4m x 3.2m
Study	- 13'5" x 9'10" / 4.1m x 3.0m	Front Garden	- 26'6" x 47'9" / 8.1m x 14.56m
Kitchen / Breakfast Room	- 25'11" x 13'5" / 7.9m x 4.1m	Rear Garden	- 51'6" x 70'11" / 15.71m x 21.63m
Reception	- 20'0" x 14'1" / 6.1m x 4.3m	Terrace 1	- 50'10" x 21'3" / 15.5m x 6.5m
Living	- 24'3" x 13'5" / 7.4m x 4.1m		

Total land area - 0.24 acres / 985 sqm  
Total floor area - 5,274 sqft / 490 sqm

LOWER GROUND FLOOR - 205 sqft / 19 sqm



Garage - 20'0" x 9'10" / 6.1m x 3.0m

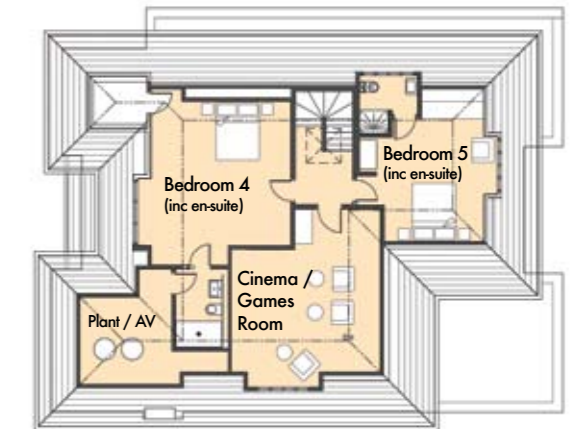
FIRST FLOOR - 1,701 sqft / 158 sqm



Principal Bedroom*	- 18'0" x 14'1" / 5.5m x 4.3m
Terrace	- 14'9" x 13'1" / 4.5m x 4.0m
Bedroom 2*	- 13'9" x 13'9" / 4.2m x 4.2m
Bedroom 3*	- 15'1" x 9'10" / 4.6m x 3.0m

(\*Dimensions do not include en-suite / dressing areas)

SECOND FLOOR - 1,120 sqft / 104 sqm



Bedroom 4*	- 16'4" x 15'8" / 5.0m x 4.8m
Bedroom 5* (Staff)	- 13'9" x 11'1" / 4.2m x 3.4m
Cinema / Games Room	- 16'8" x 13'9" / 5.1m x 4.2m

(\*Dimensions do not include en-suite / dressing areas)



## V I E W S + V I S I T A S

### No3 TELEGRAPH HILL

- Exceptionally large 4 storey luxury detached house
- Total floor area - 8,589 sqft / 798 sqm
- Main entrance hall with elliptical feature staircase and chandelier
- Dining room with floor to ceiling bay window
- Dada fitted kitchen / breakfast room with Miele / Gaggenau appliances inc multi function oven, steam oven, warming drawer and coffee machine
- Double volume reception room with French doors leading onto large garden terrace
- Principal bedroom suite with 'his' and 'hers' en-suite bathrooms and dressing rooms. Private roof terrace
- Five further bedroom suites
- Self contained staff suite with cooking facilities
- Laundry and utility room with Miele washer and dryer
- Extensive lower ground floor leisure area with pool, steam room, cinema, gym / games room, two wet bars and a patio
- Lutron lighting and Sonos sound system
- Under floor heating to all rooms and bathrooms
- Double garage and off street parking for two cars within curtilage of property
- Secluded and private terraced garden to the rear with summer house

#### Pictures

This page : House 3 - front aspect, kitchen / breakfast room and rear terrace and garden

Opposite : House 3 lower ground floor leisure area inc cinema, gym / games room and 10m pool





House 3 - elliptical feature staircase and 3.5m cut glass chandelier



House 3 - Principal bedroom suite - 'her' bathroom suite with Castello stone bath



House 3 - view from summer house



GROUND FLOOR - gross internal area - 2,271 sqft / 211 sqm



Dining Room	- 21'3" x 13'5" / 6.5m x 4.1m	Front Garden	- 11'4" x 47'8" / 3.46m x 14.53m
Kitchen / Breakfast Room	- 40'0" x 13'9" / 12.2m x 4.2m	Rear Garden	- 51'3" x 74'8" / 15.63m x 22.77m
Utility	- 14'5" x 6'2" / 4.4m x 1.9m	Terrace 1	- 28'6" x 24'7" / 8.7m x 7.5m
Reception	- 41'0" x 17'0" / 12.5m x 5.2m		

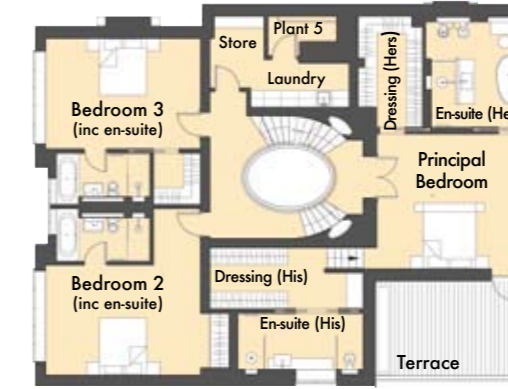
LOWER GROUND FLOOR - 2,928 sqft / 272 sqm



Garage	- 18'0" x 17'8" / 5.5m x 5.4m
Bedroom 7 / Staff*	- 13'5" x 12'1" / 4.1m x 3.7m
Cinema	- 19'8" x 14'5" / 6.0m x 4.4m
Entertainment Room	- 16'4" x 15'8" / 5.0m x 4.8m
Indoor Pool	- 37'0" x 23'11" / 11.3m x 7.3m
Patio	- 24'11" x 15'8" / 7.6m x 4.8m

(\*Dimensions do not include en-suite area)

FIRST FLOOR - 1,991 sqft / 185 sqm



Principal Bedroom*	- 17'0" x 15'8" / 5.2m x 4.8m
Terrace	- 17'4" x 10'9" / 5.3m x 3.3m
Bedroom 2*	- 17'8" x 12'9" / 5.4m x 3.9m
Bedroom 3*	- 17'8" x 12'9" / 5.4m x 3.9m

(\*Dimensions do not include en-suite / dressing areas)

Total land area - 0.24 acres / 985 sqm  
Total floor area - 8,589 sqft / 798 sqm

SECOND FLOOR - 1,399 sqft / 130 sqm



Bedroom 4*	- 23'3" x 14'9" / 7.1m x 4.5m
Bedroom 5*	- 12'9" x 11'1" / 3.9m x 3.4m
Study/Games Room / Bedroom 6*	- 21'7" x 11'5" / 6.6m x 3.5m

(\*Dimensions do not include en-suite / dressing areas)

OVERVIEW: KEY SPECS + FINISHES

	House No3	House No2	House No1
• Modern and contemporary interior design executed to the highest specification.	•	•	•
• Heating and ventilation controlled by Building Management System (BMS)	•	•	•
• Comfort Cooling and underfloor heating either in specified areas or throughout the house	House	Specified	Specified
• CCTV security and videophone entry with house alarm system	•	•	•
• Lutron Homeworks lighting control system	•	•	•
• Speakercraft / Sonos multi room music system	Sonos	Speakercraft	Speakercraft
• TV and cable/satellite connections to principal rooms	•	•	•
• Bespoke handmade solid ash / oak front doors	Oak	Ash	Ash
• High security locks - Silvelox / Banham	Silvelox	Banham	Banham
• Engineered wood flooring in either birds eye maple or walnut	Walnut	Walnut	Birds Eye Maple
• Built in wardrobes by Poliform or Marazzi	•	•	•
• Premium branded appliances in kitchen, laundry and utility rooms - Miele (M), Gaggenau (G), and Wolf (W)	M/G	M	M/W
• Principle bedroom suite with both 'his' and 'hers' bathroom suites and dressing rooms	•	•	•
• Dedicated cinema room	•	•	•
• Leisure complex including - pool, steam room, changing room, gym/games room, cinema and patio	•	•	•
• Terraced garden with fully serviced summer house (SH) or deck area (D)	SH	SH	D
• Electrical spurs fitted, allowing for future motorized window treatments in main living areas and principal bedroom.	•	•	•
• Dedicated "staff" accomodation with en-suite and kitchenette	•	•	•

(Further details available for all three houses at [www.telegraph-hill.co.uk](http://www.telegraph-hill.co.uk))

MAPS + DIRECTIONS



Location Map - Telegraph Hill NW3 7NU



Telegraph Hill Domain Map

Telegraph Hill is centrally located with good access to public transport, the motorway network and key airports such as Heathrow, Stansted and London City Airport. Paddington and St. Pancras train stations are also within easy reach affording access to the Heathrow Express and Eurostar services respectively. Telegraph Hill postcode - NW3 7NU



# TELEGRAPH HILL<sup>NW3</sup>

A unique development by :



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