



HIGH TREES

LONDON N2



HIGH TREES

Welcome to High Trees, an opulent seven bedroom house with outstanding interiors by world-renowned designer Kelly Hoppen MBE. Awe-inspiring features include generous entertaining spaces, luxurious bedrooms and bathrooms and first class facilities including a swimming pool, spa, gym, landscaped garden and summer house.

All this, combined with an enviable location on the prestigious Bishop's Avenue, London N2, redefines luxury living.





PERFECTLY LOCATED



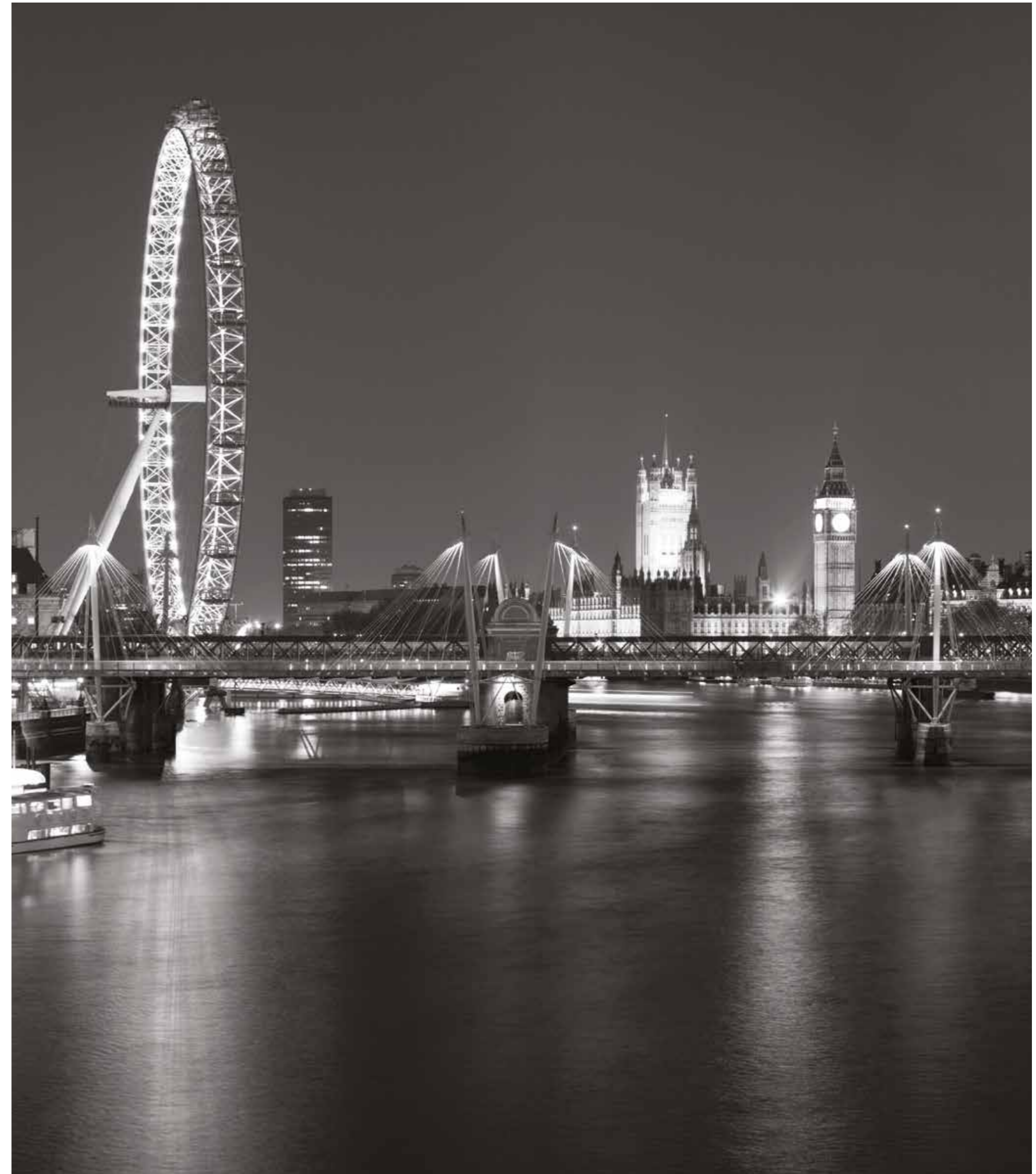
TRAVEL TIMES

Hampstead Heath - 2mins
Golf Clubs - 5mins
Hampstead High Street - 5mins
Bond Street & Selfridges - 20mins
Regents Park - 20mins

Kings Cross Station - 20mins
The City - 22mins
Oxford Circus - 24mins
Knightsbridge & Harrods - 25mins
City Airport - 35mins

Heathrow Airport - 30mins
Luton Airport - 37mins
Hyde Park - 35mins
Canary Wharf - 40mins
Gatwick Airport - 60mins

*Map is not to scale. Travel is from High Trees by car. Travel times taken from Google Maps.





ALL LONDON HAS TO OFFER

CULTURE, SHOPPING, DINING AND MORE

Living in London is a unique experience. From grand theatres and concert halls to famous museums and intimate galleries, London has it all when it comes to heritage, culture and entertainment. The food scene is unparalleled and the shopping is among the best, offering high end fashion labels and much-loved department stores such as Harrods and Selfridges.

The capital is also home to some of the most lauded universities and schools in Europe, if not the world.





YOUR CORNER OF LONDON

HAMPSTEAD AND THE LOCAL AREA

High Trees is located within Hampstead, one of the most exclusive neighbourhoods in London. While the city's attractions are within easy reach, when even closer to home you can enjoy local delights such as the leafy Hampstead Heath, historic Kenwood House or one of the many cafes or boutique shops.

RESTAURANTS

Gauche Grill
Côte Brasserie
28 Church Row

GOLF AND PARKS

Hampstead Heath (320 hectares)
Highgate Wood (28 hectares)
Highgate Golf Club (18 hole course)
Hampstead Golf Club (9 hole course)

CULTURE

Catto Gallery
Hampstead Theatre
Kenwood House

CAFES AND BAKERIES

Searcy's Cafe
La Creperie de Hampstead
Gails

BEAUTY

French & Corry
Gary Ingham
Trevor Sorbie

HOMEWARE

Lords
Borough Kitchen Hampstead
Galton Flowers

PRE-SCHOOL

Annemount Nursery & Pre-Prep School
Devonshire House Preparatory School
Highgate Pre-Preparatory School
Maria Montessori School

PRIMARY EDUCATION

Hampstead Hill School
Kerem School
Maria Montessori School
St Anthony's Preparatory School

SECONDARY EDUCATION

Channing School for Girls
Highgate School
South Hampstead School
University College School





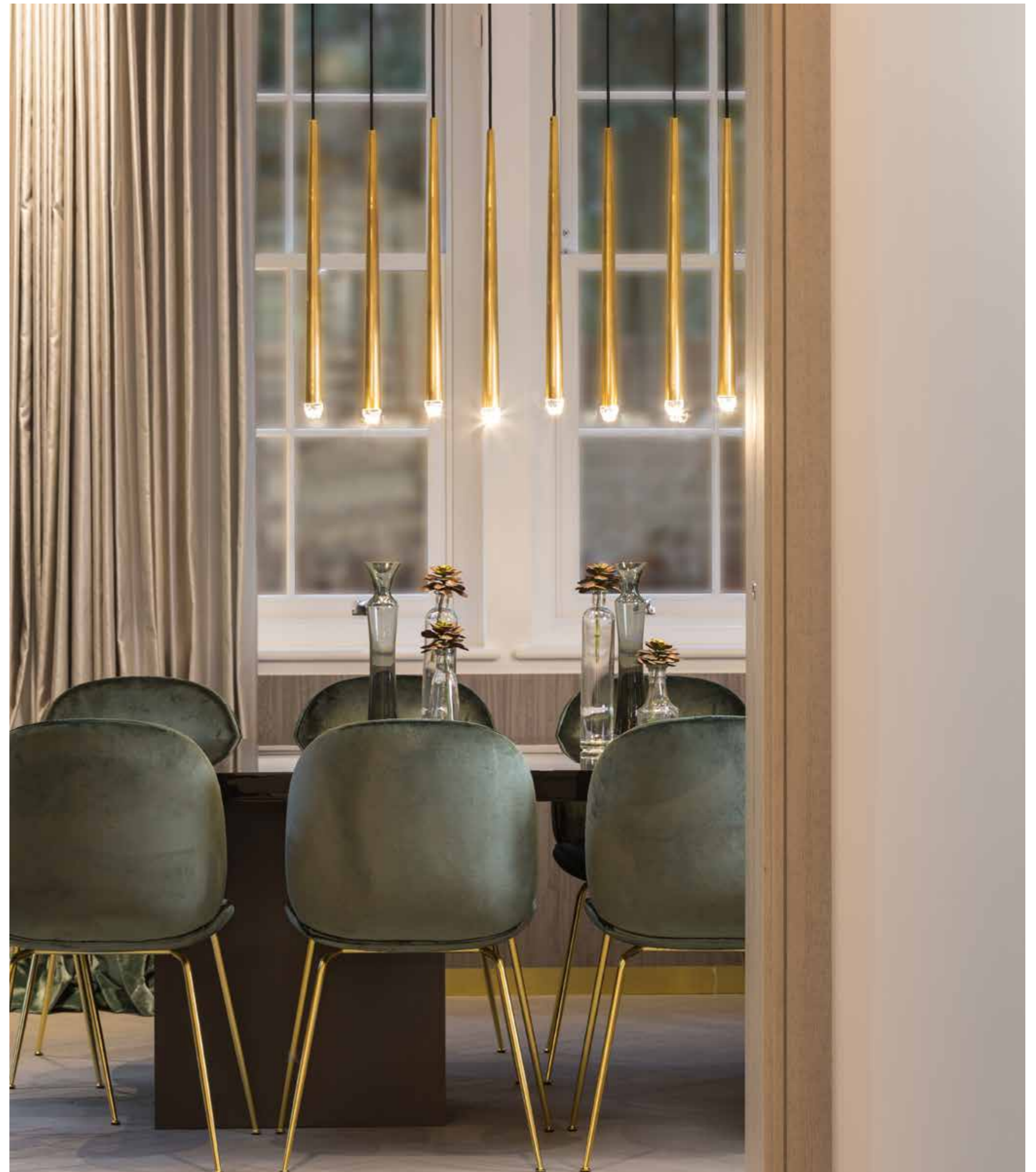
WORLD CLASS INTERIOR DESIGN

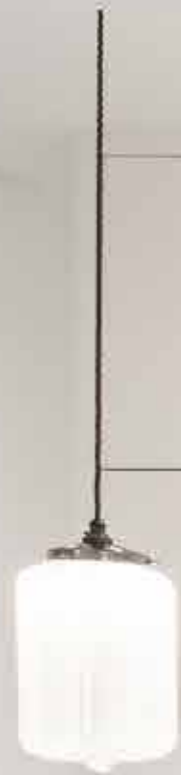


"This beautiful house is the very definition of luxury living, whilst retaining the feeling of 'home'. Bespoke joinery, handcrafted floors and luxurious fabrics work harmoniously to create a superior living environment."









"For me creating homes is about creating an experience. It's more than just the structure; it's about inspiring a feeling."

Kelly Hoppen







Opulent bathing awaits in this elegant bathroom finished in the finest marble with rose gold accents











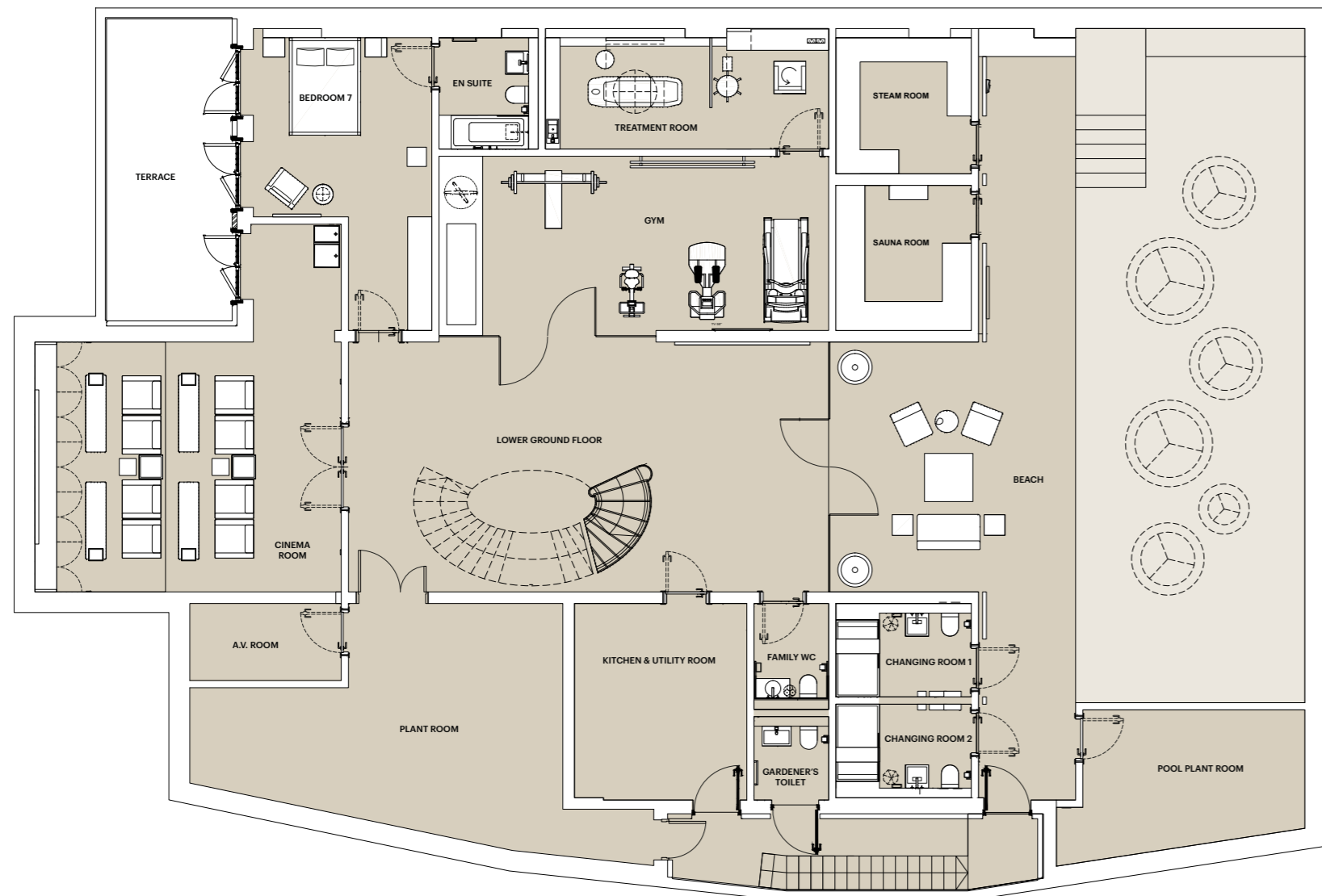






LOWER GROUND

391.3 SQ M / 4212 SQ FT



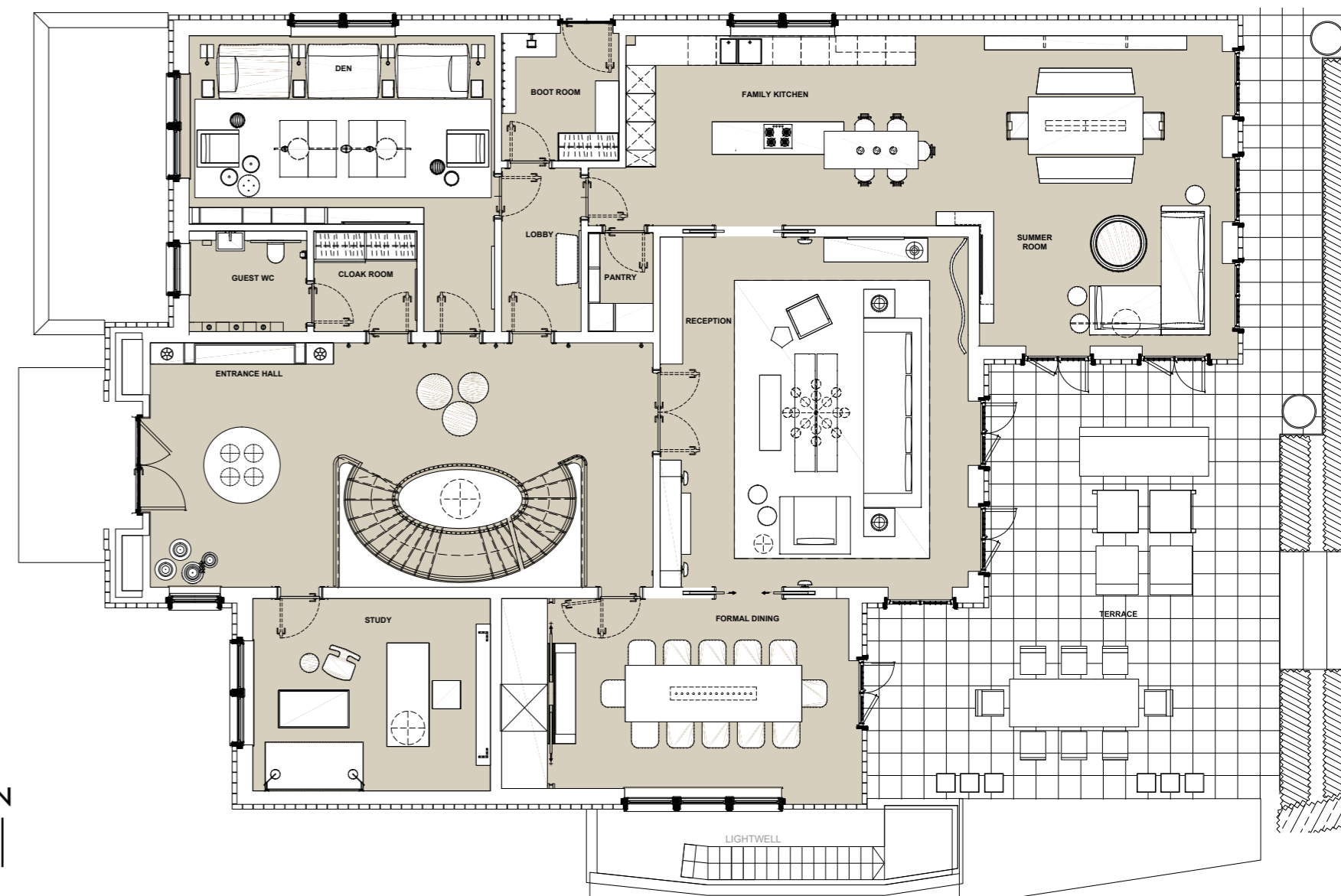
SPACE	DIMENSIONS	
SWIMMING POOL	14M x 5.4M	46' x 17' 7"
STEAM ROOM	3M x 2.8M	9' 8" x 9' 2"
SAUNA	3.1M x 2.8M	10' 2" x 9' 2"
KITCHEN/UTILITY ROOM	4M x 3.6M	13' 1" x 11' 8"
CINEMA ROOM	7.6M x 6.3M	24' 9" x 20' 7"
BEDROOM 7	6M x 3.9M	19' 7" x 12' 8"
TREATMENT ROOM	5.9M x 2.5M	19' 4" x 8' 2"
GYM	8M x 3.6M	26' 2" x 11' 8"

For full terms and conditions see page 53

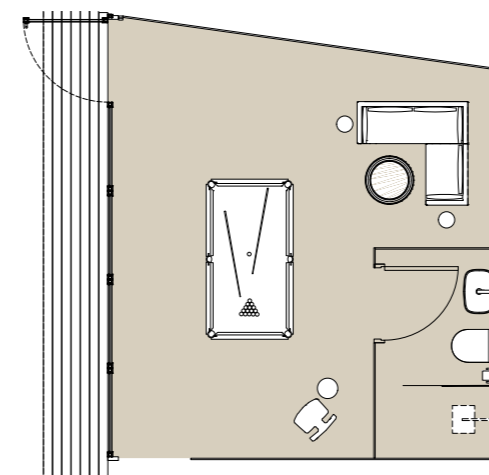


GROUND

301 SQ M / 3240 SQ FT



SUMMER HOUSE (AT END OF GARDEN)



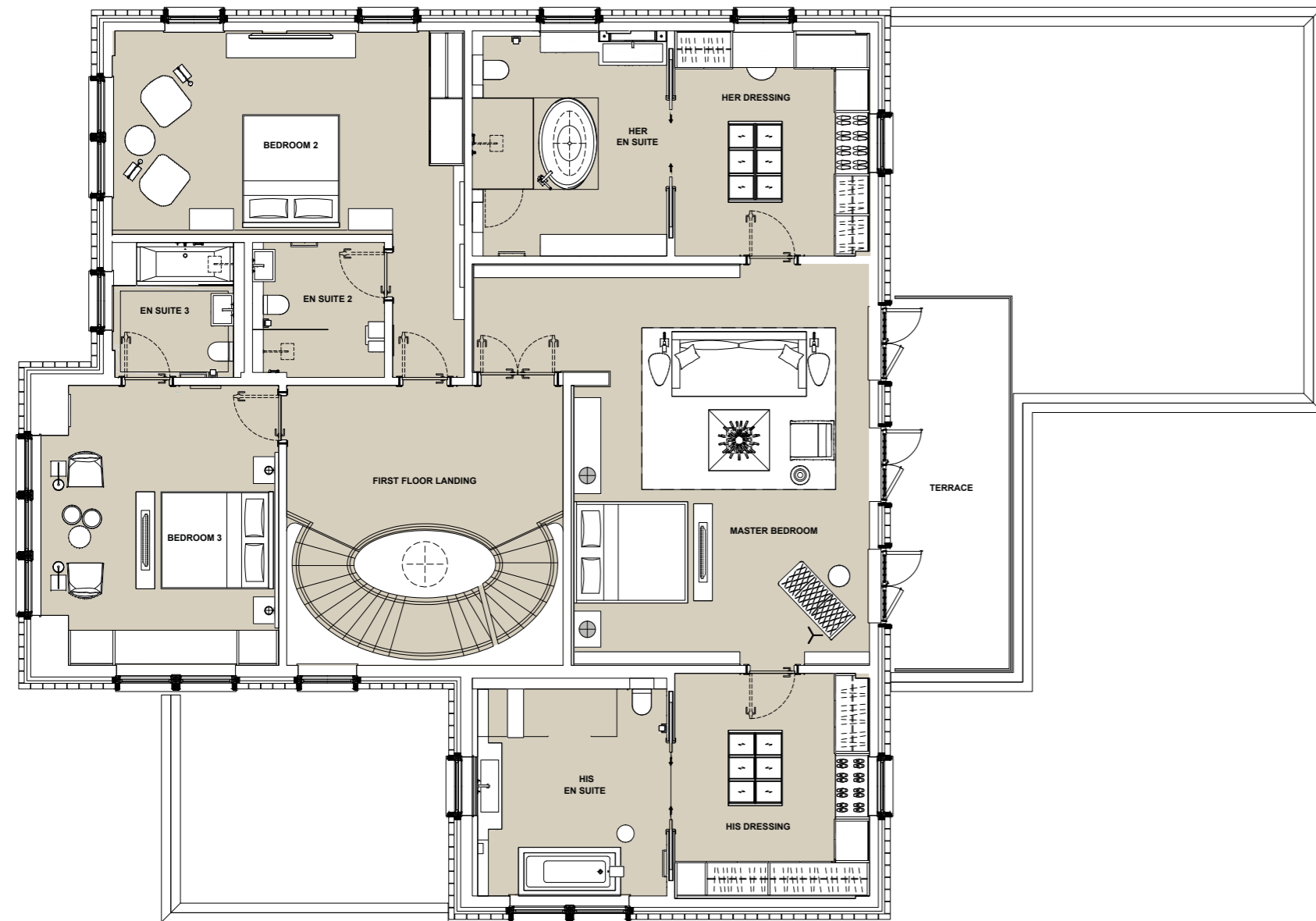
SPACE	DIMENSIONS	
SUMMER ROOM	6.6M x 5.2M	21' 7" x 17' 1"
FAMILY KITCHEN	7.5M x 4M	24' 6" x 13'
RECEPTION	7.4M x 6.5M	24' 3" x 21' 3"
FORMAL DINING	6.3M x 4M	20' 7" x 13'
STUDY	5M x 4.1M	16' 4" x 13' 5"
DEN	6.5M x 6.4M	21' 3" x 21'
SUMMER HOUSE	4.8M x 4.3M	15' 8" x 14' 1"

Furniture within the Summer House is indicative only
For full terms and conditions see page 53



FIRST

191.6 SQ M / 2062 SQ FT



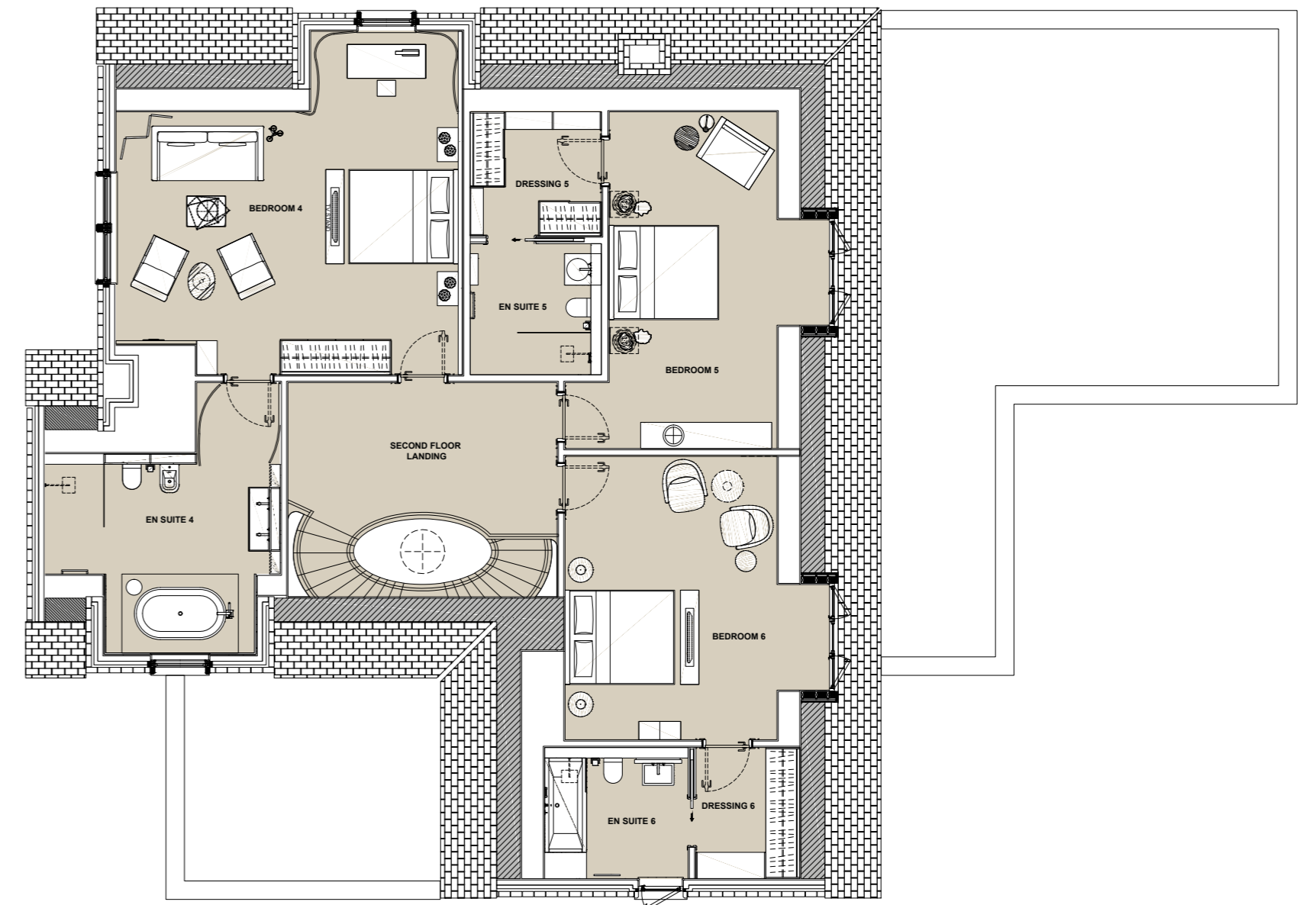
SPACE	DIMENSIONS	
MASTER BEDROOM	7.4M x 5.5M	24' 3" x 18'
MASTER EN SUITE (HER)	4.1M x 3.6M	13' 5" x 11' 8"
MASTER EN SUITE (HIS)	4M x 3.6M	13' x 11' 8"
BEDROOM 2	5.2M x 4.4M	17' x 14' 4"
BEDROOM 3	6.5M x 3.7M	21' 3" x 12' 1"

For full terms and conditions see page 53



SECOND

150.6 SQ M / 1621 SQ FT



SPACE	DIMENSIONS	
BEDROOM 4	6.5M x 4.4M	21' 3" x 14' 4"
BEDROOM 5	6.4M x 4M	21' x 13'
BEDROOM 6	5.4M x 4M	17' 7" x 13'

For full terms and conditions see page 53



HIGH TREES

Specification

High Trees is a home of elegance and sophistication, boasting bespoke interiors from the award winning designer Kelly Hoppen.

LOWER GROUND



CINEMA ROOM

142" screen
La Fibule seating for 8
Acoustic enhancing padded
suede wall covering
Bespoke cabinetry



POOL AREA

14m heated pool with spa jets
Automated insulated pool cover
Sauna by Tylo
Steam room with Silestone 'Blanco Zeus' flooring
and built in bench
Two changing rooms with WC
Crystal pendant lights by Lombok and
wall sconces by Porta Romana



TREATMENT ROOM

REM Electric Massage Table
Oak flooring
Basin



GYM

Technogym equipment: treadmill,
cross-trainer, bike, multi-station machine
Mirror clad wall
Barre bar
55" wall mounted TV

GROUND



RECEPTION

Oak curved feature joinery
Luxury designer furniture
Handmade curtains using Camengo fabric
CVO ribbon gas fire
Bespoke oak cabinetry
Full height windows overlooking landscaped garden and terrace
Lighting by Gubi and Porta Romana
Handcrafted oak flooring



DINING

Concealed Dumbwaiter lift
Bespoke oak panelling
Marble surround CVO ribbon gas fire
Table by Aalto Exclusive Furniture
Upholstered chairs by Gubi
Handcrafted oak flooring



KITCHEN

Marble worktop and splashback
Bespoke floating oak shelves
Gaggenau appliances
Lighting by Holloways of Ludlow
Utility cupboard with wine cooler and bespoke cabinetry
Floor to ceiling windows and skylight feature
Handcrafted white wooden shutters
Handcrafted oak flooring
55" wall mounted TV (kitchen) and 65" wall mounted TV (adjoining summer room)



STUDY

Etched wallpaper
Luxury designer furniture
Bespoke oak cabinetry
Handcrafted oak flooring

DEN

Bespoke oak cabinetry
Bespoke Baxter sofas
Handcrafted oak flooring
Handcrafted white wooden shutters
49" wall mounted TV

FIRST AND SECOND



MASTER BEDROOM

- 43" TV lift cabinet
- Wall-hung bedside draws
- Handmade curtains-fabrics by Dedar and Fox Linton
- Luxury designer furniture
- Hypnos bed
- Pendant lighting
- Handcrafted white wooden shutters
- Handcrafted oak flooring

'HIS' BATHROOM

- Italian marble bathroom
- Corian basin
- Polished chrome brassware
- Sanitaryware by Duravit and Rexa
- Heated towel rail
- Aquavision HD TV

'HER' BATHROOM

- Italian Calacatta marble bathroom
- Corian basin
- Rose gold brassware
- Sanitaryware by Duravit and Rexa
- Wall-hung storage unit
- Rose gold heated towel rail
- Freestanding marble bathtub by Apaiser
- Aquavision HD TV

HIS AND HERS DRESSING ROOMS

- Sliding doors to bathroom
- Built-in timber wardrobes
- Dressing table
- Island drawer unit

SECONDARY BEDROOMS

- En suite to each bedroom
- Bespoke cabinetry
- Handmade rugs by Stepevi and Borderline
- TV lift cabinets to most bedrooms
- Luxury designer furniture
- 43" TV lift cabinet (bedroom 2 and 4)

SECONDARY BATHROOMS

- Polished chrome brassware
- White sanitaryware by Duravit and Rexa
- Italian polished marble to ground floor bathroom
- Black or white handcrafted wooden shutters

THE DETAILS



GENERAL

- Handcrafted oak flooring
- High gloss lacquer
- Hand selected Italian polished marble and stone
- Luxury carpet
- Handcrafted wooden shutters
- Underfloor heating controller by Heatmiser
- State-of-the-art alarm system
- Audio system by Crestron Speakers
- Indoor and outdoor Speakers by Bowers & Wilkins
- Air conditioning by Daikin
- MVHR system by Nuaire Ecosmart
- CCTV
- Lutron intelligent multi-circuit lighting
- Fireplaces (in entrance hall, reception, dining) by Planika

OUTSIDE SPACE

- 18M x 8.5M paved terrace with XVL Home terrace furniture and planter pots by Atelier Vierkant
- 25.8M x 18.5M landscaped garden with turf, mature planting and bespoke lighting

SUMMER HOUSE

- Timber screen, decking and flooring throughout
- Bi-fold glass doors and windows
- Shower room including hand basin, WC and shower
- Electric towel rail



REGAL LONDON

A passion for living

Regal London believes in creating some of London's most beautiful and inspiring places in which to live and work. Established in 1998, we have a driving passion for unique design, delivering high quality, award winning developments.

We have over 3,000 residential units completed and underway, ranging from eight bedroom luxury houses to chic city apartments, all of which have Regal London's hallmark of excellence, with superior specifications and customer service.

Our in-house construction team ensures exacting standards are met throughout the whole design and build process. The end result is exemplary standards of workmanship. We engage with a range of traditional and innovative methods of construction to suit each unique development in our portfolio. In a bid to promote sustainable housing, Regal London has been pioneering the use of cross laminated timber (CLT) in the UK and has already completed the tallest CLT structure in Europe.

For more information please visit regal-london.co.uk



HIGH TREES

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INTERIOR DESIGN

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HIGH TREES

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