

53

Rathbone House

53 Uphill Road
London NW7

A magnificent six bedroom
house set in beautifully
landscaped gardens



Click here to
visit the website:
www.53uphillroad.co.uk

Below
Gated entrance to
Rathbone House from
Uphill Road London NW4.



Nestled behind gates lies 53 Uphill Road. A magnificent brand new development of ambassadorial houses built with passion, tradition and pride to the highest possible specification.

53 Uphill Road is situated in Mill Hill's premier road. No other location in NW7 is as highly sought after.

You cannot imagine a more bespoke development where only the best craftsmanship has been used.

Never before has such an opportunity of a gated development within Uphill Road existed, and its rarity will add to its many unique features.

Excelsior Homes has a pure and simple vision to bring the very best residential development to the very best location. Offering every home buyer access to quality once reserved for the few.

The elegant design and uncompromising choices of materials result in quality you can feel and quality you can touch.

Uphill Road is conveniently located within walking distance to the bustling and vibrant Mill Hill Broadway with its excellent restaurants, café's and boutique shopping. Mill Hill British Rail station is minutes away.

Whilst being close to all the local amenities that Mill Hill has to offer Uphill Road is also close to Mill Hill Park which is very popular amongst walkers, dog lovers and tennis players.

Belmont & Mill Hill schools are situated close by on The Ridgeway whilst transport to Haberdashers, NLC and other popular schools is readily available.

Below
Rear of Rathbone House
opening on to beautifully
landscaped garden.





Below
Entrance hall



Top Left:
First floor landing.

Bottom Left
Dining room
approached from
Kitchen/Breakfast
room with access
to Hallway.

Above:
Family room with 5.1
surround sound system.
Access to Hallway,
Lounge and Kitchen/
Breakfast room.



Above:
Master bedroom with
access to balcony.



Top Right:
Master dressing room.



Bottom Right:
One of the five
additional bedrooms.



Top Left:
Ensuite shower room
for bedroom 5.

Bottom Left:
Ensuite bathroom
for master bedroom,
leading to dressing
room.

Above:
Ensuite bathroom
for Bedroom 3.





Above:
Bespoke handmade
Kitchen showing
coffered ceiling.



Above:
Outdoor dining area
with purpose built
fireplace and grill.





Above:
Beautifully landscaped
gardens by award
winning designers.

Specification

Kitchen

- Coffered Ceiling
- Bespoke handmade English kitchen
- Elegant stone work surfaces
- Mirror splash backs with lighting
- Stainless steel double bowl sink unit
- Waste disposal unit fitted to sink
- Sub Zero fitted fridge & freezer
- Miele stainless steel oven x 2
- Miele combi steam oven
- Miele stainless steel combi microwave oven
- Wolf gas hob
- Wolf down draft extractor
- Miele fully integrated dishwasher x 2
- Miele wine cooler
- Miele warmer drawer
- Recess ceiling low voltage down lights
- Porcelain floor tiling
- Miele washing machine (in laundry room on second floor)
- Miele tumble dryer (in laundry room on second floor)

Ensuites to every bedroom

- Villeroy & Boch wall mounted toilets
- Dorn Bracht Rain Sky shower in both 'his & hers' ensuite to master bedroom, ensuite two & ensuite three
- Duvalli free standing stone bath in 'her' ensuite to master bedroom
- Baths in ensuite two & three
- Dorn Bracht brassware throughout
- Villeroy & Boch basins
- Part tiling to bathroom walls and full tiling to floors in porcelain
- Aqua vision to both 'his & hers' ensuite to master bedroom
- Custom fitted handmade vanity units
- Heated wall ready for towel rail of purchasers choice
- Mirrored wall units
- Recess ceiling LED down lights
- Sauna in ensuite to Gymnasium



Bedrooms

- Walk in dressing area and wardrobes to master bedroom
- Walk in dressing area to bedroom two & four
- Fitted wardrobes to bedrooms three & five
- Luxury Carpets

Cinema Room

- Fitted bar/kitchenette with Miele dishwasher & Wine Cooler

Electrical and Cable

- Luxury passenger lift serving all floors
- Chandelier winch for main Chandelier in entrance hallway
- Wired for TV, Satellite (Sky+ & HD) and Telephone**
- Shaver sockets to bathrooms
- Low voltage LED down lighting throughout (except kitchen & storage cupboard)
- Control 4 system throughout consisting of:
 - Lighting control (mood lighting)
 - AV system to all rooms
 - Heating and Climate control
 - Ipad/Android control functionality
 - 5.1 Surround sound system to family room
 - Automated Velux windows on 2nd floor with rain sensors

Other Specifications

- Coffered ceilings to kitchen and study
- Video entry door security on all floors
- Fully alarmed
- Internal bespoke handmade walnut doors with mouldings
- Bespoke painted timber architrave, plinth blocks and skirting
- Pocket sliding doors to specified areas
- Polished chrome ironmongery
- All taps and fittings in polished chrome
- Parquet Oak flooring on ground floor family room, study, dining room and drawing room
- Stone stairs with metal balustrade (specialist painted) with walnut 'monkey tail' handrail
- Matching tiled entrance lobby
- Luxury carpets to all bedrooms, hallway and stairs
- Under floor central heating powered by air to heat source pumps
- Comfort cooling to all reception rooms and bedrooms (not including hallways / library, WC, cupboards or ensuite)
- Bespoke plaster cornice
- Bespoke Bookshelf on first floor landing
- 10 year warranty

Glazing

- Mumford & Wood timber double glazed sash windows and doors (All off white in colour except front door in black)

External Areas

- Award winning landscaped garden
- External lighting design by John Cullen for private and communal areas
- Private Gated Entrance
- External Speakers
- External in built gas BBQ
- External in built gas fireplace
- Irrigation System with rain sensors
- Individual rainwater harvesting system installed
- CCTV system
- Balcony from first floor hallway
- Terrace from master bedroom

External Finishes

- Bath stone detail including stone columns, portico, window surrounds, quoins, plinths, stone covering head of balcony and family room.
- Cast iron down pipes
- Timber windows by Mumford & Wood



** subject to future connection by purchaser

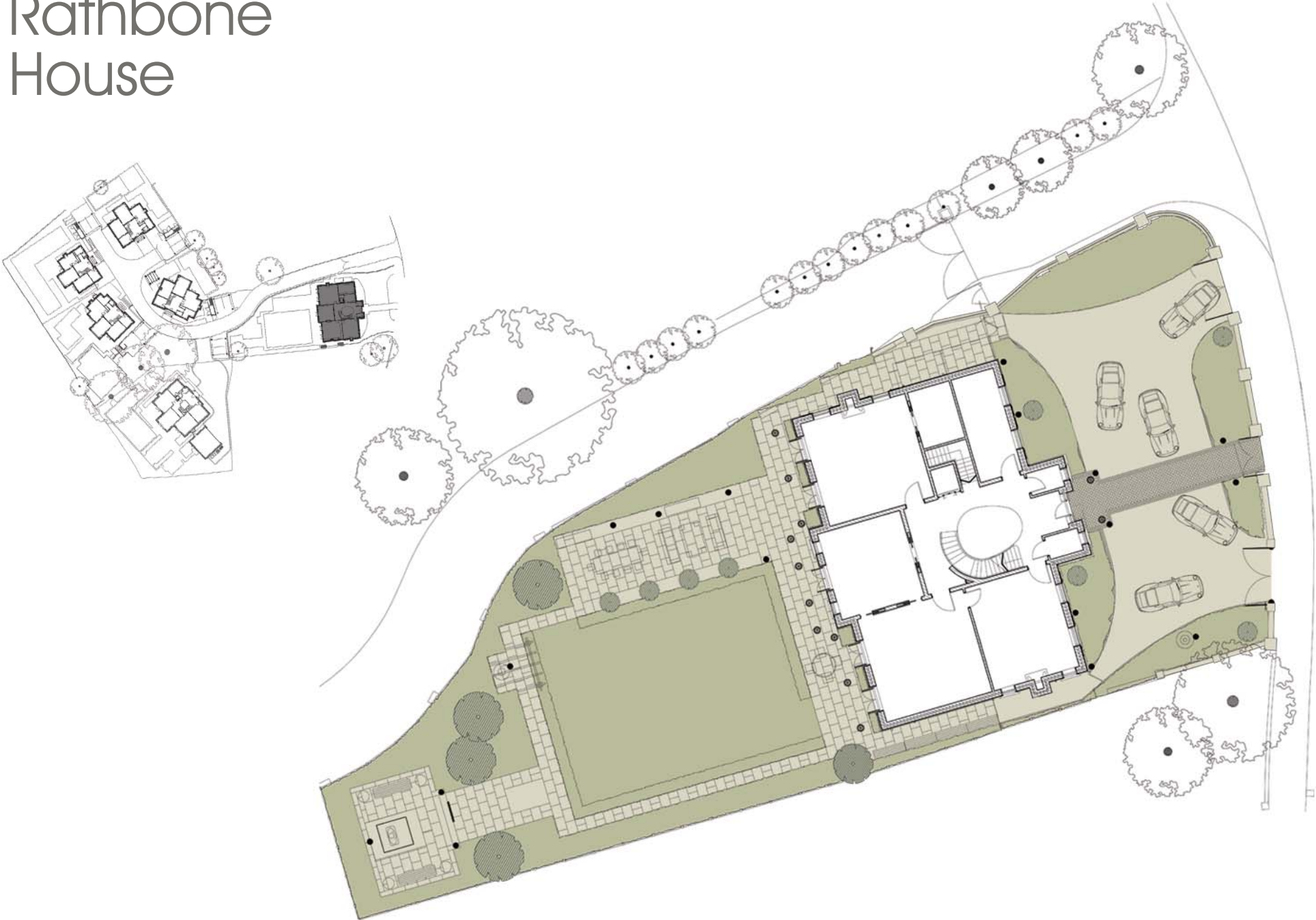
All specification details provided are indicative and may change. These details should be treated as general guidance only and cannot be relied upon accurately describing any of the specified matters prescribed by any order under the Property Mis-descriptions Act 1991. Nor do they constitute a contract or a warranty.

Site Plan



- 1 Bloomfield House
6 bedroom, 6 bathroom
SOLD
- 2 Kinnerton House
6 bedroom, 5 bathroom
SOLD
- 3 Thurloe House
6 bedroom, 5 bathroom
SOLD
- 4 Oakley House
6 bedroom, 6 bathroom
SOLD
- 5 Rathbone House
6 bedroom, 6 bathroom

Rathbone House



Ground Floor

ENTRANCE LOBBY
9.72M X 5.53M (31'8" X 18'1")

STUDY
3.89M X 2.79M (12'7" X 9'1")

LIBRARY
5.66M X 3.58M (18'6" X 11'7")

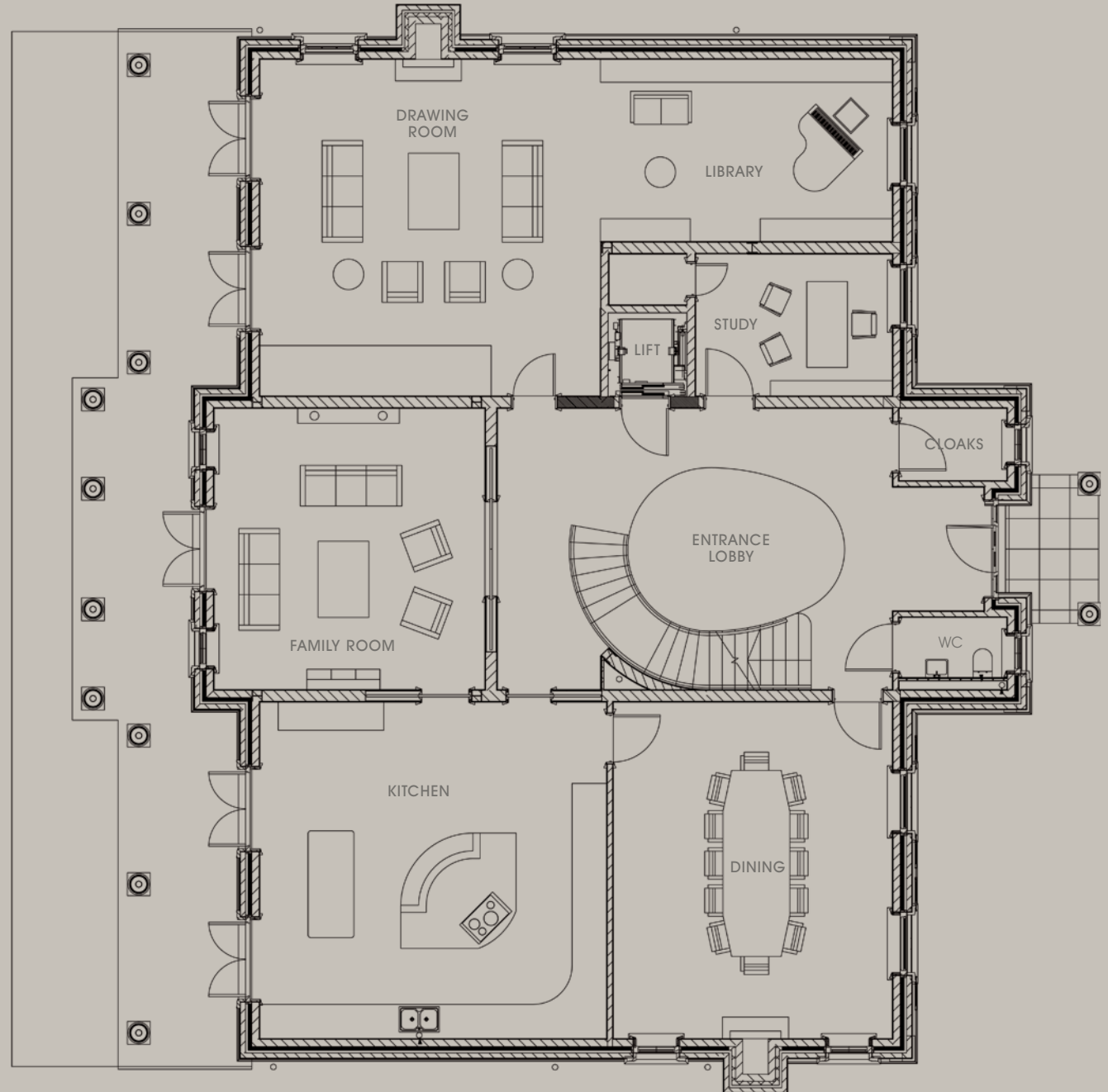
DRAWING ROOM
6.70M X 6.62M (22'0" X 21'7")

FAMILY ROOM
5.56 X 5.34M (18'2" X 17'5")

KITCHEN
6.82M X 6.62M (22'4" X 21'7")

DINING ROOM
6.62M X 5.50M (21'7" X 18'0")

Figures are based on the longest measurements in each room.



First Floor

MASTER BEDROOM
6.73M X 5.02M (22'1" X 16'5")

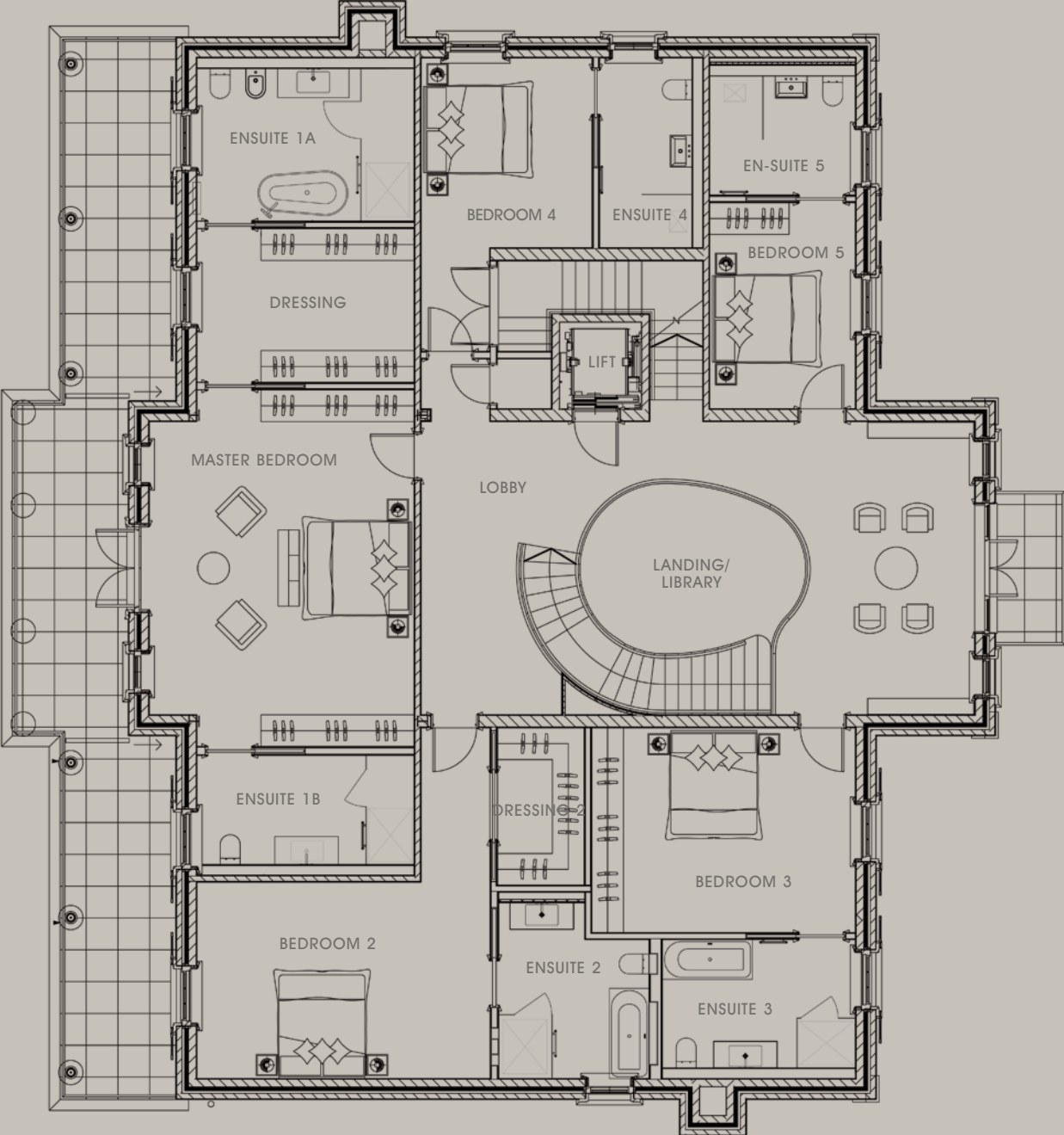
BEDROOM 2
5.54M X 3.66M (18'2" X 12'0")

BEDROOM 3
4.68M X 3.51M (15'4" X 11'5")

BEDROOM 4
3.60M X 2.95M (11'8" X 9'7")

BEDROOM 5
3.90M X 2.77M (12'8" X 8'9")

Figures are based on the longest measurements in each room.



Second Floor

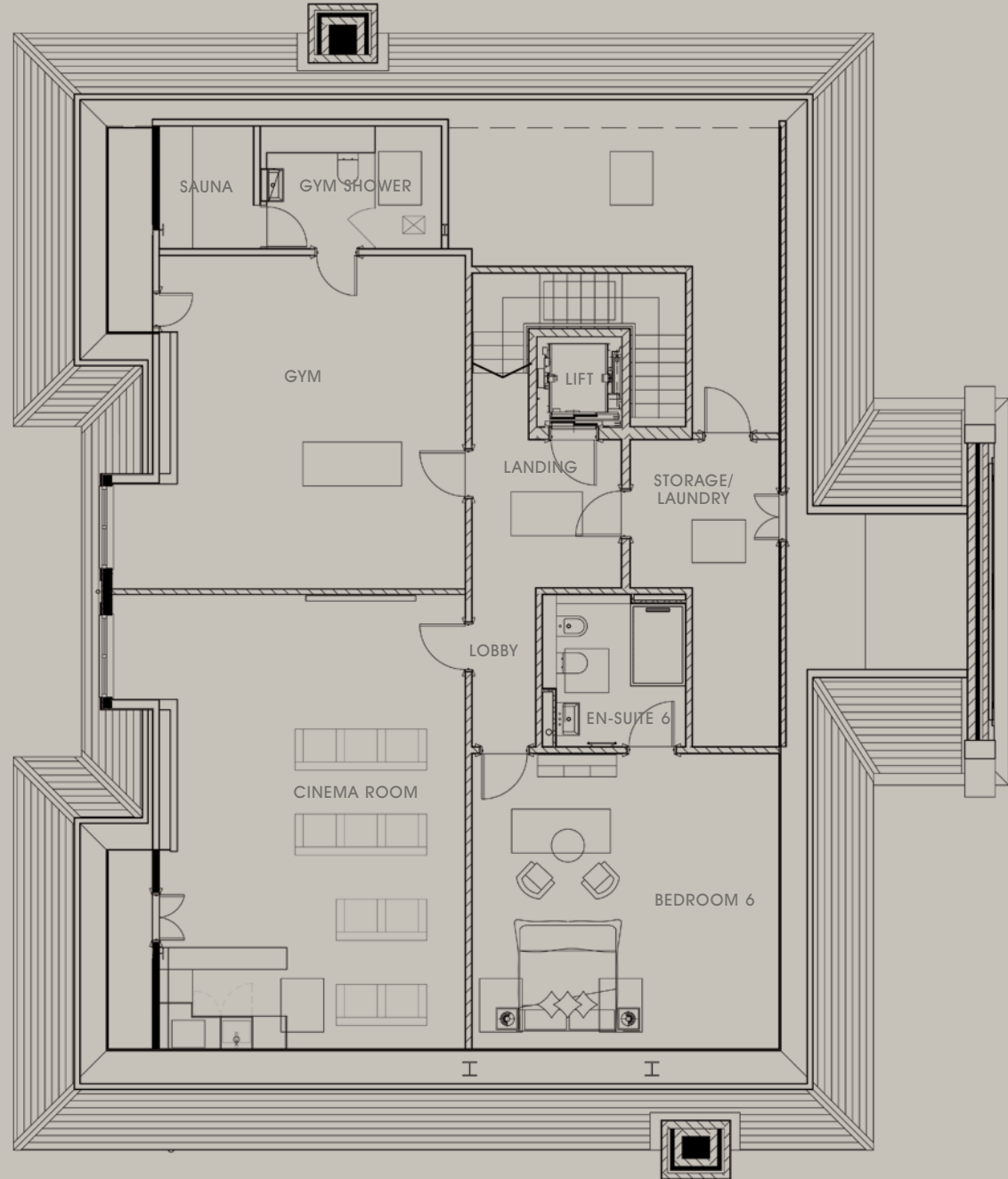
BEDROOM 6
5.59M X 5.06M (18'3" X 16'6")

GYM
6.43M X 6.09M (21'1" X 20'0")

CINEMA ROOM
8.28M X 6.46M (27'2" X 21'2")

LAUNDRY ROOM
5.59M X 2.67M (18'3" X 8'8")

Figures are based on the longest measurements in each room.



Location

Situated in leafy north London, Rathbone House offers quick access to both the city centre and the great British countryside.

Four international airports are within a 45 minute drive. Making it ideal for the high flyers who travel for business, or those who like to escape at weekends.



Local Area

The numerous parks and open spaces of north London provide a pleasant setting for walks, picnics, play and exercise.



Open spaces include:

- Fryent Country Park
- Hampstead Heath
- Brent Reservoir
- Sunny Hill Park
- Coldfall Wood
- Highgate Wood
- Queen's Wood
- Moat Mount
- Holden Hill
- Big Wood

Local Area

There are a multitude of cafes, bars and restaurants in the local area. While near-by Brent Cross is a haven for style-conscious shopaholics.



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