

# Hamptons

INTERNATIONAL



**Lansdowne Road, London, N10**

5  4  3 

OFFERS IN EXCESS OF

**£4,000,000**

**(£4,000,000)**

## Property details

---



### Key features

- 5000 sq ft
- ECO house
- Detached
- Incredible views
- 5 Double Bedrooms
- Cinema room
- Snooker room with full sized table
- Lifetime home provisions

## Lansdowne Road, London, N10

5 🏠 4 🚗 3 📺

OFFERS IN EXCESS OF  
**£4,000,000**  
**(£4,000,000)**

---

## Description

A rare opportunity to acquire an incredible detached 5,000 sq ft Baufritz home thoughtfully designed across four floors. On stepping through the front door, the wide entrance hall has stunning views through to the garden. The hallway has a seating area & bespoke coat storage with access to the home office, bike room/garage, guest wc and glazed entrance to the impressive 28'7 x 24'3 ft kitchen/living/dining room with a south-west facing garden and elevated views of Muswell Hill that includes St. James Church. The stylish kitchen has high-end appliances, plenty of storage, a generously sized 9'8 x 3'11 island with induction hob and bench seating. There is a separate larder off the kitchen providing further storage and a door providing external side access. The sofa and dining areas are perfectly zoned with triple glazed frontage and sliding doors that open onto the large terrace looking over the garden. All the glazing to the back of the house has external smart venetian blinds that can provide automated shading. The first floor has 4 double bedrooms, two facing the garden with ensembles and walk in wardrobes. There is a family bathroom shared by the other 2 bedrooms, a large storage cupboard and a laundry chute. The master suite is located on the top floor, with a stunning view reaching over Muswell Hill. The space includes a generous walk-in wardrobe, a large ensuite, a laundry chute and access into the eaves for storage. The lower ground floor has an amazing cinema/play room measuring 35x25ft with a large seating area around a projector, a table tennis table and a grand piano. There is also a separate room with a full size snooker table. This floor also has a guest wc, a utility room located by the laundry chute and a plant room. Baufritz are renowned for building sustainable homes using natural materials that are healthy, carbon-neutral, energy efficient and eco-friendly. Built with natural insulation, triple glazed windows, rainwater harvesting system, solar photovoltaics & solar water heating, all contributing towards the exceptional energy efficiency. The whole house ventilation system continuously supplies fresh, filtered air. Showcasing clever technology, with keyless fingerprint access, KNX wiring throughout and use of the Gira Homeserver and Control 4 apps to provide access control on a room-by-room basis for lighting, heating, shading, security and integrated audio systems. The house also incorporates lifetime home provisions such as level access and being ready for the future installation of a lift. Outside This outstanding private garden is south-west facing and has incredible views. There is a large lawn and wide variety of plants, including evergreens and flowers that provide year round interest. There is a large terrace accessed from the kitchen to enjoy the elevated views of the garden and out to St James Church in Muswell Hill. Situation Located on a quiet, residential, and desirable road in Muswell Hill, close to the entrance to Alexandra Palace and Parks and The Broadway in Muswell Hill. The local outstanding schools include Muswell Hill Primary and APS secondary schools. Property Ref Number: HAM-63194











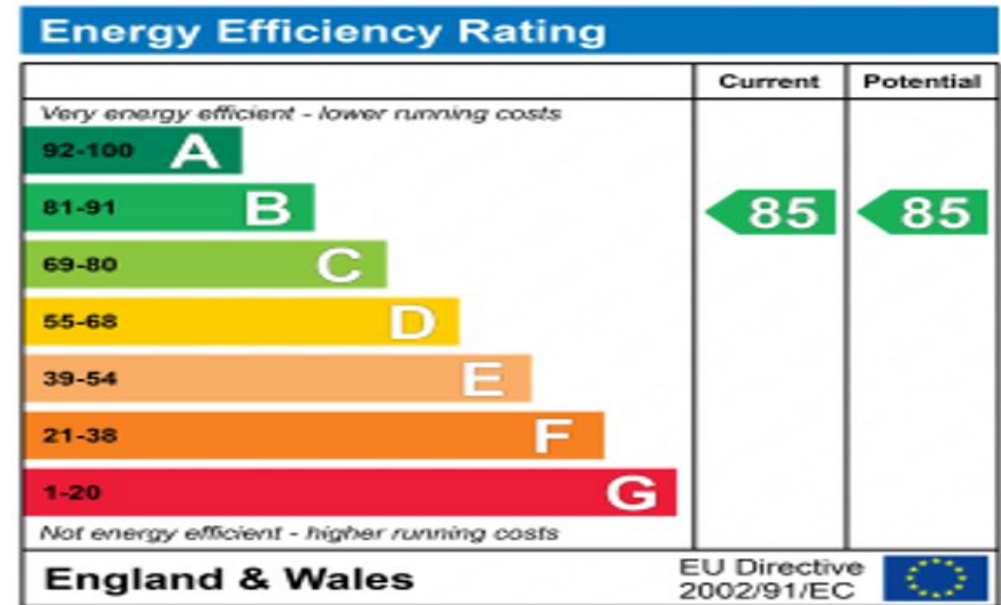












# Floor plan

## LANSDOWNE ROAD

Approximate Gross Internal Area (excluding reduced headroom)

Basement = 1553 sq. ft. (144.3 sq. m.)

Ground floor = 1386 sq. ft. (128.8 sq. m.)

First floor = 1275 sq. ft. (118.5 sq. m.)

Second floor = 696 sq. ft. (64.7 sq. m.)

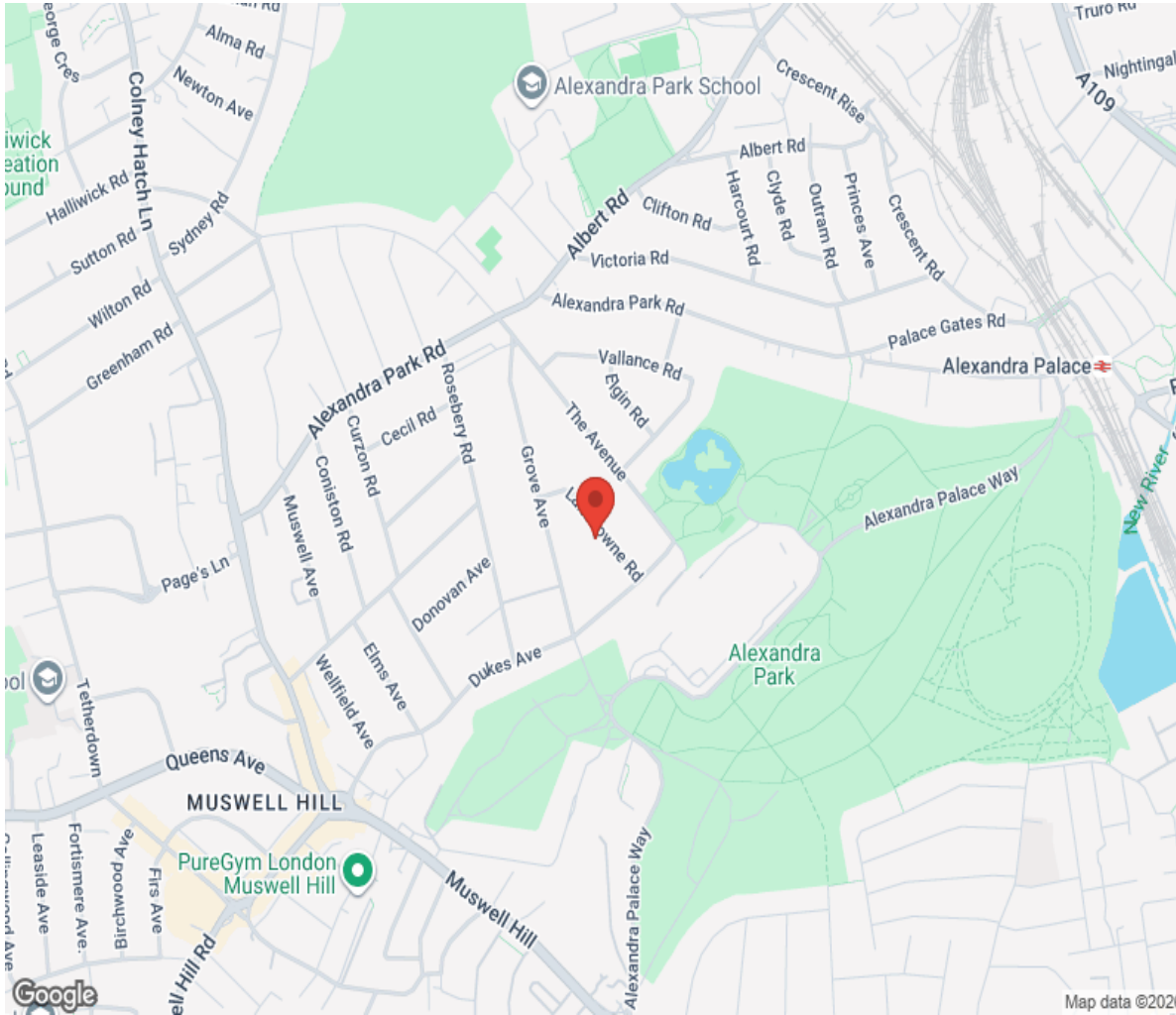
Reduced headroom = 142 sq. ft. (13.2 sq. m.)

Total = 5052 sq. ft. (469.5 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, fixtures and completed bearings before making any decisions relating to the plan.

# Location



# Hamptons

INTERNATIONAL

**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**