



THE
Elsworthy
COLLECTION



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Maisonette // 3 Bedroom Flat // x2 - 1 Bedroom Flat

18 - 20 Elsworthy Road, London, NW3 3DJ



The Elsworthy Collection

Our wish, as Beaubridge Ltd, was to develop a collection of apartments and 'trophy' house that would stand shoulder to shoulder with other high end developments within Central London.

Key for us was to produce a specification and standard of finish that we ourselves would want to buy, a product that was bespoke and interesting and that made the best use of light, space, interior and exterior areas. Also to be up to date with contemporary living, with the best use of materials; stone, wood, tiling, underfloor heating, environmentally friendly photo voltaics, sound and heat insulation, lighting, air conditioning, data and audio visual communication.

We believe we have created a very special Collection, that, not only 'tips a hat' to the Arts and Craft heritage of the local streetscape, but has also produced a focussed development of extremely well designed and specified properties for the future.

Jonathan Seal

Jonathan Seal - Beaubridge Limited

The Four Bedroom Maisonette

With the bonus of a rooftop garden, delightful courtyards and its own private garage, the maisonette is both practical and luxurious.

This contemporary property also boasts a Crestron automation control system. The finest and most flexible control system available, it integrates and controls the home by the use of in-wall touchscreen and your own mobile smart devices.

The heating and cooling systems in the home are also integrated with Crestron, making it extremely easy to set and regulate your perfect desired temperature, whatever the season.

A class-leading Lutron lighting control system brings energy efficiency and flexibility to this spectacular property. Multiple lighting circuits in a room are programmed to dim at different light intensities to create a lighting 'scene' at the touch of a button.

The home further benefits from a cabling infrastructure that allows for audio and video distribution throughout, a robust

data and wi fi network, automated window blinds and external CCTV cameras for additional security.

From the moment you walk in through the 3-metre-high doors, you are greeted by a space flooded with light. The open plan design teases you with snapshots of what lies beyond and encourages you to explore further.

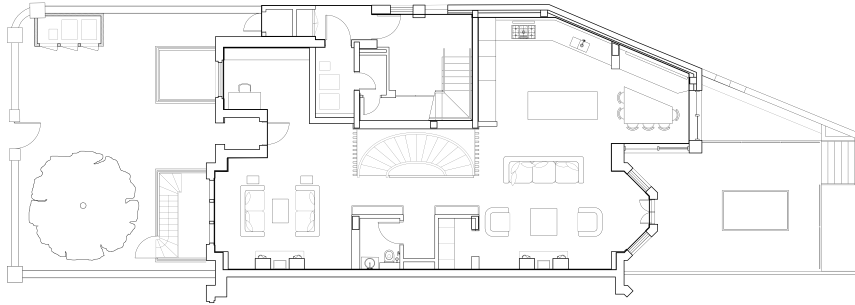
This journey has been tailored to create a living experience that harmonises with your lifestyle. From boot room to bar, to sitting room, to open plan dining, every space has been designed to make every day an experience.

Our architects have designed a home that is defined by the highest quality finishes, a superior range of kitchen appliances, air conditioning, built-in joinery as well as underfloor heating throughout.



Maisonette

4 Bedroom Maisonette



GROUND FLOOR

4,382 SQ FT — 448.89 SQM

Once inside the light and airy entrance vestibule, you will be struck by the feature helical staircase and glass floors that allow natural light to flood into the lower levels. To your right is the impressive Chesney's stone fireplace, to your left, the kitchen area.

— Open plan kitchen

— Floor to ceiling
4m -4.2m

The kitchen will impress you with its feature Neolith stone island, worktops & splashbacks, couple with top end Gaggenau oven, pop-up extractor, hob and warming drawer. The range of built in appliance won't disappoint either, with Liebherr integrated fridge freezer and below counter wine refrigerator, and a Miele integrated dishwasher.

— Open plan kitchen

— Floor to ceiling
4m -4.2m

Another outstanding feature of this area is the bespoke bar with glass shelves, mirror wall, timber veneer doors, and integrated Liebherr fridge.

— Open plan kitchen

— Floor to ceiling
4m -4.2m

The exciting specification doesn't end there. This property is packed with surprise and delight features, such as the lower ground floor master suite, with its own private courtyard, freestanding bath and double walk-in shower.

— Open plan kitchen

Even the utility room is packed with Miele high quality appliances, including dishwasher, tumble dryer, washing machine and fridge-freezer.

— Floor to ceiling
4m -4.2m

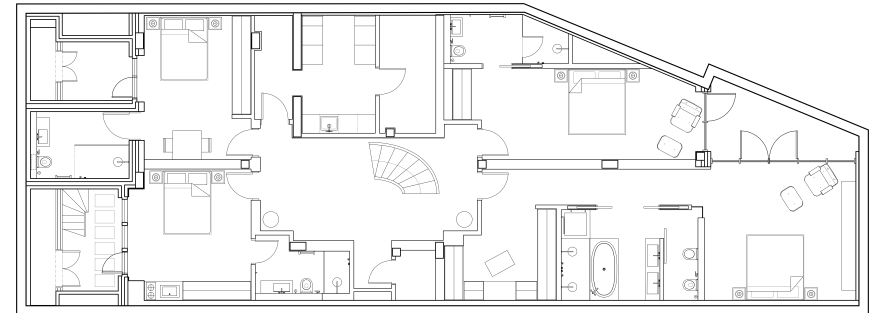






Maisonette

4 Bedroom Maisonette



BASEMENT FLOOR

4,382 SQ FT — 448.89 SQM

The maisonette has Engineered Oak flooring throughout the main areas, with bespoke designed full height joinery and fitted wardrobes in most rooms.

For the gadget minded, we have fitted Lutron lighting control throughout, with thermostatically controlled underfloor heating with the addition of comfort cooling in most rooms.

Although the space is in the heart of bustling Primrose Hill, you will find plenty of privacy within the walls of the Maisonette, with rear courtyard with decorative white gravel, front lightwells, gated front garden with integrated lighting and planters and a rear terrace at ground floor level with paved flooring.

A feature of this property which sets it apart from many in the area, is a garage for one car with automated door, light and power.

- Open plan kitchen
- Floor to ceiling
4m -4.2m
- Open plan kitchen
- Floor to ceiling
4m -4.2m
- Open plan kitchen
- Floor to ceiling
4m -4.2m



The Local Area

18 - 20 Elsworthy Road

The property is located within walking distance of Primrose Hill park and shops. The nearest tube stations are Chalk Farm and Swiss Cottage, both within walking distance of the Elsworthy Collection.

Primrose Hill itself is 215 feet high and offers a view of central London, as well as Hampstead and Belsize Park. It's one of the most exclusive and expensive residential areas in London and is home to many prominent residents.

The area prides itself on having no restaurant, or shop chains and has the feeling more of a local village, with local retailers thriving alongside the variety of local pubs and restaurants. Primrose Hill is a food lovers paradise, with delis, boutique restaurants, a small, family run supermarket and a farmer's market held in the neighbourhood every Saturday.

It has always been one of the more fashionable districts of London and remains exclusive and prosperous. There are seven English Heritage blue plaques in Primrose Hill commemorating the historic personalities that have lived there.

The Elsworthy collection is your chance to add your name to the eminent list of resident's past and present that have been astute enough to make Primrose Hill their home.

- 5 minute stroll to Primrose Hill park & shops
- 10 minute walk to Swiss Cottage & Chalf Farm
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- 1 — PRIMROSE HILL
- 2 — REGENTS PARK
- 3 — SWISS COTTAGE 🚇
- 4 — SOUTH HAMPSTEAD 🚶
- 5 — ST JOHN'S WOOD 🚇
- 6 — PRIMROSE HILL PARK
- 7 — LONDON ZOO
- 8 — CHALK FARM
- 9 — ABBEY ROAD
- 10 — REGENTS CANAL



Specifications

4 Bedroom Masionette

FLOORING & FINISHES

Engineered Oak veneer flooring throughout, except wet areas
Satin Stainless-steel door furniture
Tiled floors to bathroom and en-suites
Walls and ceilings in Dulux Trade Diamond Matt emulsion

SECURITY & FIRE

Smoke and heat detectors throughout
Intruder alarm system throughout

WARDROBES & JOINERY

Bespoke designed full height joinery and fitted wardrobes in most rooms

LIGHTING

Recessed trim less downlights, dimmable
Surface mounted round downlights, dimmable
Supply for feature pendant and wall lights
Lutron lighting control throughout

HEATING & COOLING

Thermostatically controlled wet and electric underfloor heating
Comfort cooling in most rooms, fitted within bespoke joinery
Ventilation in bathrooms and WC

ELECTRICAL

13amp sockets throughout
Solar panels on the roof
Future supply for window blinds

TELEPHONE, DATA SYSTEMS

& AUDIO VISUAL

Data points for telephone and other connections throughout
HDMI and TV outlets throughout
Pre-wired for the later addition of ceiling speakers in main rooms, including bedrooms and bathrooms

PRIVATE AMENITY SPACES

Rear courtyard with decorative white gravel
Front lightwells with decorative white gravel
Gated front garden with integrated lighting and planters
Rear terrace at ground floor level with paved floor

UTILITY ROOM

Miele high quality appliances - dishwasher, tumble dryer, washing machine and fridge-freezer
Bespoke fitted joinery with worktop, splashback, Franke sink and Franke mixer tap

ARCHITECTURAL FEATURES

Feature helical stair and glass floors allowing natural light into the lower levels
Future provision for lift
Future provision for kitchenette in one bedroom
External rain water butt, green roof and bug hotels.

KITCHEN

Bespoke timber veneer laminate doors
Franke Minerva Helix 3 in 1 kettle tap
Neolith worktops & splashbacks
Gaggenau oven, pop-up extractor, hob and warming drawer
Liebherr integrated fridge freezer and below counter wine refrigerator
Miele integrated dishwasher
Integrated under sink recycling bins
Feature picture ledge with continuous LED lighting
Large Chesneys fireplace
Bespoke bar with glass shelves, mirror wall, joinery with timber veneer doors, and integrated Liebherr fridge

BATHROOMS & EN-SUITES

Wall hung WC with soft closing seat and dual flush button
Acrylic contemporary cantilevered basins
Wall mounted Dornbracht basin mixers in contemporary finishes
Overhead shower head with arm
Handheld shower
3-way shower diverter and thermostatic mixer
Frameless shower screens
Electric towel radiators in contemporary finishes
Shaver sockets
Bespoke medicine cabinets & storage

MASTER BEDROOM SUITE

Lower ground floor master suite to include private courtyard
En-suite with freestanding bath and double walk-in shower
Double stone basin with large mirror
Feature walls of slabs of herringbone stone
Fitted bespoke timber veneer dressing room with vanity table

ENTRANCE HALL

Spacious entrance hall with copious amounts of storage
Feature curved stair and slatted timber screen
Large Chesneys stone fireplace

GARAGE

Garage for one car with automated door
Equipped with sockets
Place for storage

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