

62 | AVENUE
ROAD

M | D E S I G N
LONDON

SET IN ONE OF
LONDON'S FINEST
ADDRESSES,
62 AVENUE ROAD
WILL OFFER THE
VERY BEST IN
LUXURY LIVING

COMING JULY 2022







THE PROPERTY

Designed by award winning interior designers, Mdesign London, 62 Avenue Road is a truly unique property, combining unparalleled design with modern day living.

The property benefits from seven elegant bedroom suites, six reception rooms, a study, leisure facilities, staff accommodation and manicured gardens.

FINELY CRAFTED LUXURY

Visionary artisans and craftsmen have been commissioned to ensure each element of the home is meticulously considered to produce a development that is beyond luxury, carefully crafted using the finest materials.





THE DESIGNER

Mdesign London

Mdesign London create some of the world's finest residences. Our focus - to combine architecture, art and design to deliver exceptional luxury with meticulous attention to detail.

We look at all aspects of a project, from the interior architecture and detailing to the joinery, lighting, furniture and fabrics, art and accessories. We are committed to achieving excellence in all areas of the design.

We strive to attain the highest benchmark in quality. Each piece of furniture is hand crafted to a bespoke specification providing a unique experience. From the selection of the materials and the integration of technology to the vision behind the design, each element of the home has its own story to tell.

BEAUTIFULLY
DETAILED IN
A RANGE OF
EUROPEAN
MARBLES





SET IN ONE OF LONDON'S FINEST ADDRESSES



Neighbouring Regent's Park, Avenue Road is set in the heart of St John's Wood, one of London's premier locations. The area is known for its wide, tree-lined streets with exceptional properties on large plots. The property is ideally situated close to St John's Wood High Street and Primrose Hill with their shops, cafes and restaurants and enjoys close proximity to central London with Mayfair only a 15-minute drive.

LOCATION & DISTANCES

62 Avenue Road, London

St John's Wood, London

3 minutes

0.6 miles

62 Avenue Road, London

Mayfair, London

13 minutes

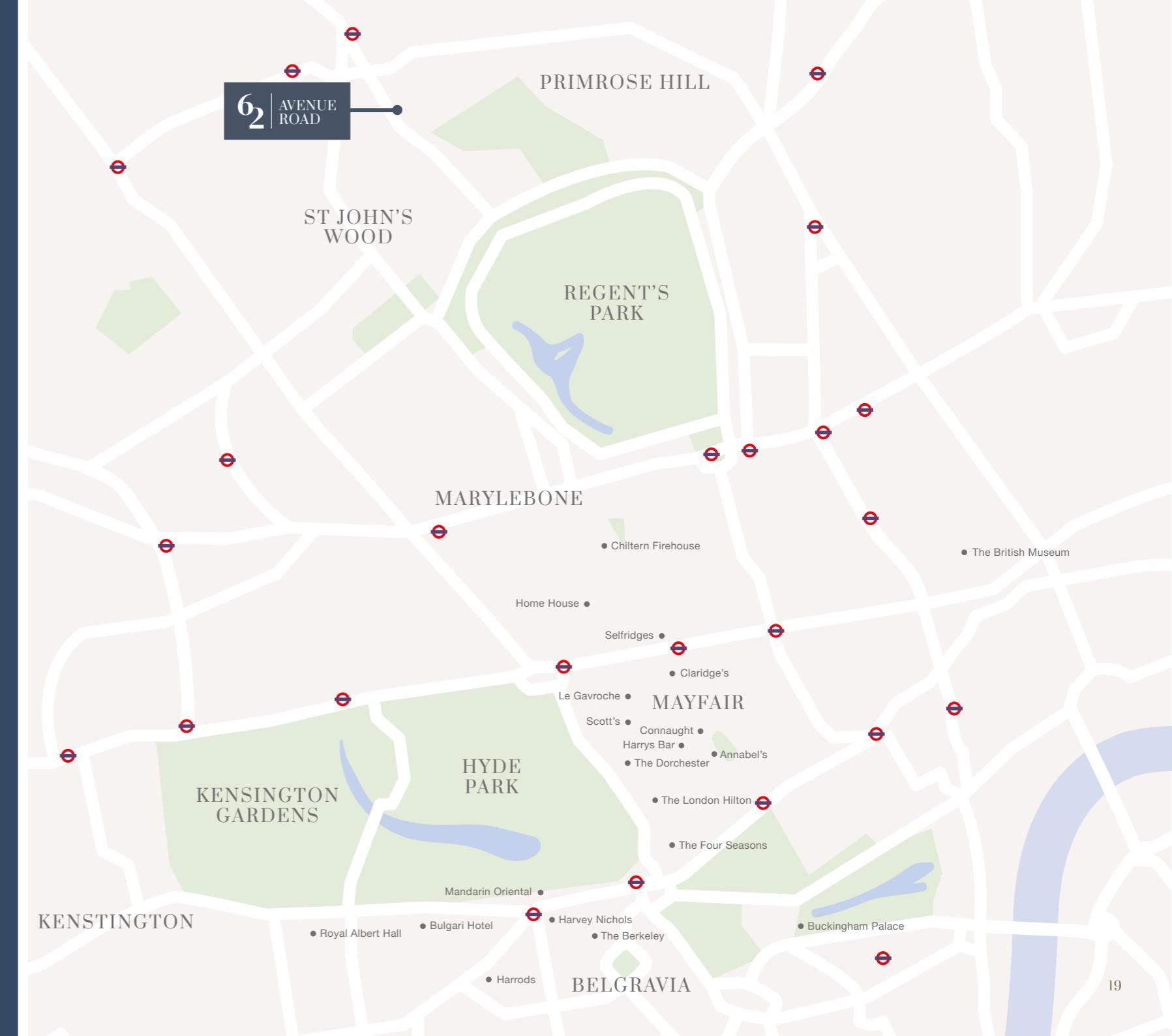
2.9 miles

62 Avenue Road, London

Knightsbridge, London

17 minutes

3.8 miles





AMENITIES

State of the art technology has been seamlessly incorporated into the design including a temperature-controlled wine room, car lift with underground parking and passenger lift.



GYM



POOL



SAUNA



WINE ROOM



CINEMA
ROOM



UNDERGROUND
PARKING



LANDSCAPED
GARDENS



PASSENGER
LIFT

FLOORPLANS



BASEMENT

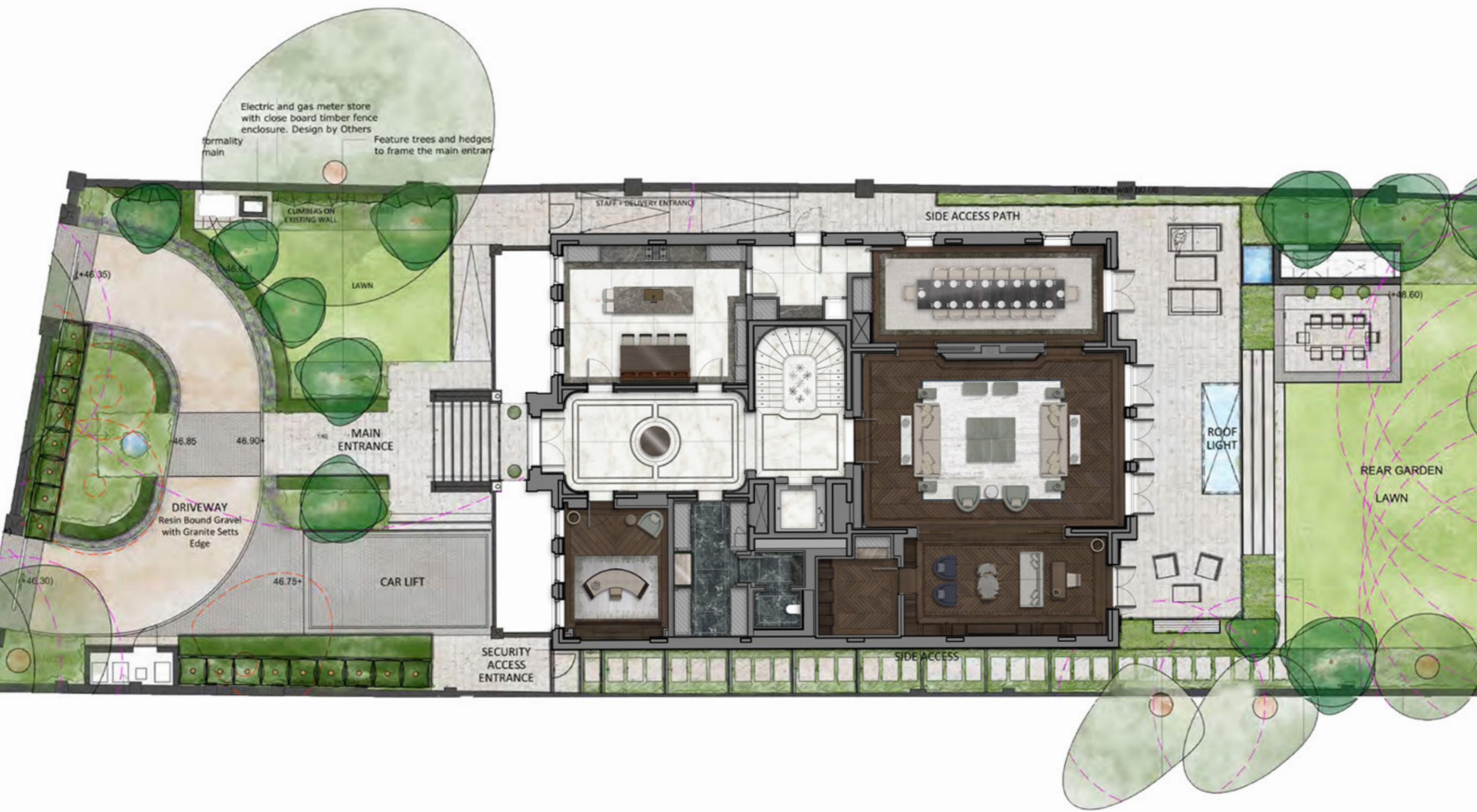
SQ.M | SQ.FT
405.5 | 4,365



LOWER GROUND
FLOOR

SQ.M | SQ.FT
287.5 | 3,095

GROUND FLOOR & GARDEN



SQ.M | SQ.
306.6 | 3,30

FIRST FLOOR



SQ.M | SQ.FT
295.8 | 3,184

SECOND FLOOR



SQ.M | SQ.FT
220.1 | 2,369

SPECIFICATION

OVERVIEW

- An impeccably designed new-build property set on the sort after Avenue Road, North London.
- Designed by award-winning interior designer, Mdesign London, combining timeless architecture with a beautifully considered interior.
- Manicured gardens providing luxury out-door entertainment space.

RECEPTION ROOMS

- A large principal reception room with adjoining library both opening out onto the rear garden.
- Dining room with dining table to seat 20 guests.
- A secondary spacious family reception room with fitted joinery and window overlooking the pool.
- 1st floor reception room for master and guest suites.
- A spacious study with integrated joinery.
- 10+ seater tiered cinema with state-of-the-art cinema projection screen and acoustic fabric lined walls for the optimum home cinematic experience.
- Spa, gym & 12m Swimming pool set in a stunning double height space with viewing gallery.

BEDROOMS

- A magnificent master bedroom suite with large 'his & hers' bathrooms and walk-in dressing rooms.
- Two further principal guest suites both with walk-in dressing rooms, ensuites and inter-connecting reception room.
- Four additional bedrooms each with ensuite bathrooms and fitted wardrobes.
- Staff accommodation of 3 double bedrooms, 2 bathrooms and an eat-in kitchen.

BATHROOMS

- Beautifully detailed in a range of European Marbles include Calacatta Oro, Skiros, Savannah Grey & Namibian rose.
- Bespoke vanity cabinets with innovative storage and integrated lighting.
- Underfloor heating throughout.
- The very highest quality sanitary ware throughout, including brands such as THG, Gessi, Hansgrohe & Samuel Heath.

KITCHENS

- A bespoke British-made fitted kitchen and pantry constructed in maple and quilted Maple with marble counter-tops and antique brass detailing.
- Car lift to an underground 4 car garage with turn table.
- A spacious 8 person lift car to all floors.
- Catering kitchen – fully fitted stainless steel commercial grade kitchen with state-of-the-art appliances.
- Laundry Chute from the 1st floor to Lower Ground floor back of house.
- Additional staff kitchen.

ADDITIONAL AMENITIES

- Temperature controlled wine room made from oak with backlit onyx detailing. Room capacity of circa 220 bottles

FURNISHINGS & DETAILING

- Beautifully crafted and exquisitely detailed bespoke fitted cabinetry throughout in a range of timbers, veneers and specialist finishes.
- Grand walnut paneled interior doors with metal detailing and antique brass ironmongery.
- A range of luxurious and striking finishes, including silk wallpapers, perlata, polished plaster & gilding.
- Oak flooring with bronze trim detail.
- Deep pile art silk carpets in all bedrooms, a selection of entertainment rooms.
- Stunning combination of marbles and stone including Calacatta Oro, Skiros, Amazonite & Namibian rose
- Stunning bespoke chandeliers and light fittings of the highest quality.
- Combined timber and upholstered bedhead walls, in a sumptuous mixture of fabrics.

AUDIO VISUAL & HOME OPERATING SYSTEM

- Fully integrated Crestron operation system with full intercom facilities
- Automatic blinds in the master bedroom and principle reception room. Wiring provisions for automatic blinds to other rooms.
- Alarm, CCTV security and door entry system with direct connected to police and fire services.
- VESDA fire detection and de-misting system.
- Multiline broadband phone system.
- Underfloor heating & comfort cooling throughout.

