

DISCOVER TEMPLE FORTUNE'S BEST KEPT SECRET

A SIX BEDROOM DETACHED VILLA MEASURING 5,119 SQ FT, INCLUDING SEPARATE ONE BEDROOM SUITE, SET WITHIN AN EXCLUSIVE GATED DEVELOPMENT IN THE HEART OF TEMPLE FORTUNE.



CARMEL GATE

HAVANNA DRIVE  
TEMPLE FORTUNE  
LONDON NW11





## CARMEL GATE

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Carmel Gate is an exclusive gated development located in the popular area of Temple Fortune in North London. It occupies a discreet location on Havanna Drive, off Bridge Lane, and offers a high-level of security and privacy.

Located on the site of a historic Carmelite Monastery, built circa 1906, Carmel Gate successfully blends new and old. The distinctive architecture and period features of this stunning property, combined with contemporary interiors creates an exceptional and luxurious place to live.

This six bedroom detached villa occupies a tranquil and secluded space at the rear of this exclusive development. The villa is surrounded by trees and approached via a private gated road, benefits include its own private patio/garden and 24 hour uniformed hotel style concierge. Designed and finished to an exceptional standard incorporating premium features such as Poggenpohl kitchens, Lutron based Savant driven sound and mood lighting system, under floor heating, comfort cooling and a cinema room.

\*There is planning consent for an additional basement garage lift if required.



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#### GROUND FLOOR

##### ENTRANCE HALL

- Coat cupboards
- Recessed lighting
- Oak flooring

##### KITCHEN

- Poggenpohl kitchen comprising of full range of wall and base units, granite worktops, natural wood breakfast bar
- Double stainless steel sink with drainer, mixer taps and hot tap
- 2 Miele ovens, Miele combination microwave/oven, Miele coffee machine, Miele 4 ring induction hob, separate 2 ring gas hob, extractor, Gaggenau American style fridge/freezer, Miele wine cooler
- Ceramic tiled flooring
- Comfort cooling
- Recess light and overhead lighting



##### CONSERVATORY/FAMILY ROOM

- Ceramic tiled flooring
- Comfort cooling
- Recessed lighting
- 3 large skylight windows
- Bi-folding doors leading to patio & garden



##### RECEPTION ROOM

- Comfort cooling
- Recessed lighting
- Oak flooring

##### DINING ROOM

- Comfort cooling
- Recessed lighting
- Oak flooring



##### GUEST CLOAKROOM

- Villeroy & Boch soft closing low level WC
- Villeroy & Boch wash hand basin with mixer taps
- Heated towel rail
- Ceramic tiled flooring and part tiled walls
- Recessed lighting

##### STAIRCASE

- Solid American Oak stairs and balustrade
- Uplighters
- American Oak handrail



#### FIRST FLOOR

##### MASTER BEDROOM SUITE

- Comfort cooling
- Recessed lighting

##### DRESSING ROOM

- Fully fitted

##### STUDY

##### ENSUITE BATHROOM

- Villeroy & Boch low level soft closing WC
- Stand alone Villeroy & Boch bath with mixer taps and hand shower
- Double Villeroy & Boch wash hand basins within vanity unit with mixer taps
- Recessed lighting

##### GYM

- Comfort cooling
- Glass screening
- Oak vinyl flooring

##### STEAM ROOM

##### SECOND FLOOR

##### 4 FURTHER BEDROOMS

- Fitted wardrobes
- Comfort cooling

##### 2 ENSUITE BATHROOMS

- Comprising of Villeroy & Boch bath, (one with overhead shower), mixer taps, hand shower attachment
- Wash hand basin with mixer tap and low level soft closing WC
- Shaver point, heated towel rail
- Ceramic tiled floors and part tiled walls with vanity unit (on one)

##### JACK & JILL STYLE ENSUITE BATHROOM

- Comprising of low level soft closing Villeroy & Boch WC, bath, mixer taps and hand shower, wash hand basin, heated towel rail, ceramic tiled floors and part tiled walls

#### LOWER GROUND FLOOR

##### LAUNDRY/UTILITY ROOM

- Full range of wall and base units
- Double stainless steel sink
- Miele washing machine, Miele dryer
- Full height fridge
- Tiled ceramic flooring

##### SEPARATE CLOAKROOM

- Low level soft closing Villeroy & Boch WC
- Wash hand basin with mixer taps
- Heated towel rail

##### AV CUPBOARD

##### STORAGE ROOM/WINE CELLAR

- Fully tiled ceramic flooring

##### CINEMA ROOM/FAMILY ROOM

- Comfort cooling
- Recessed lighting
- Fully carpeted
- French doors

##### GUEST CLOAKROOM

- Low level soft closing Villeroy & Boch WC and wash hand basin with mixer taps
- Tiled ceramic flooring

##### SELF-CONTAINED ONE BEDROOM SUITE

##### KITCHEN/LIVING AREA

- Full range of wall and base units including breakfast bar, 1 1/2 stainless steel sink with mixer taps and drainer
- Siemens oven, Siemens 4-ring electric hob
- Siemens dishwasher
- Tiled ceramic flooring, recessed lighting and overhead lighting
- Comfort cooling

##### BEDROOM

- Comfort cooling
- Recessed lighting
- Fitted wardrobes

##### ENSUITE SHOWER ROOM

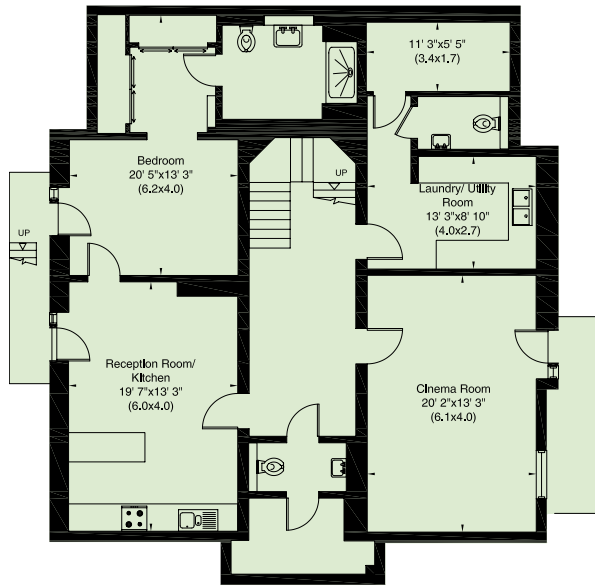
- Low level soft closing Villeroy & Boch WC
- Wash hand basin with mixer taps, vanity unit, shaver point
- Walk-in Vado shower with glass screen
- Ceramic marble style tiled flooring and part tiled walls
- Heated towel rail
- Recessed lighting



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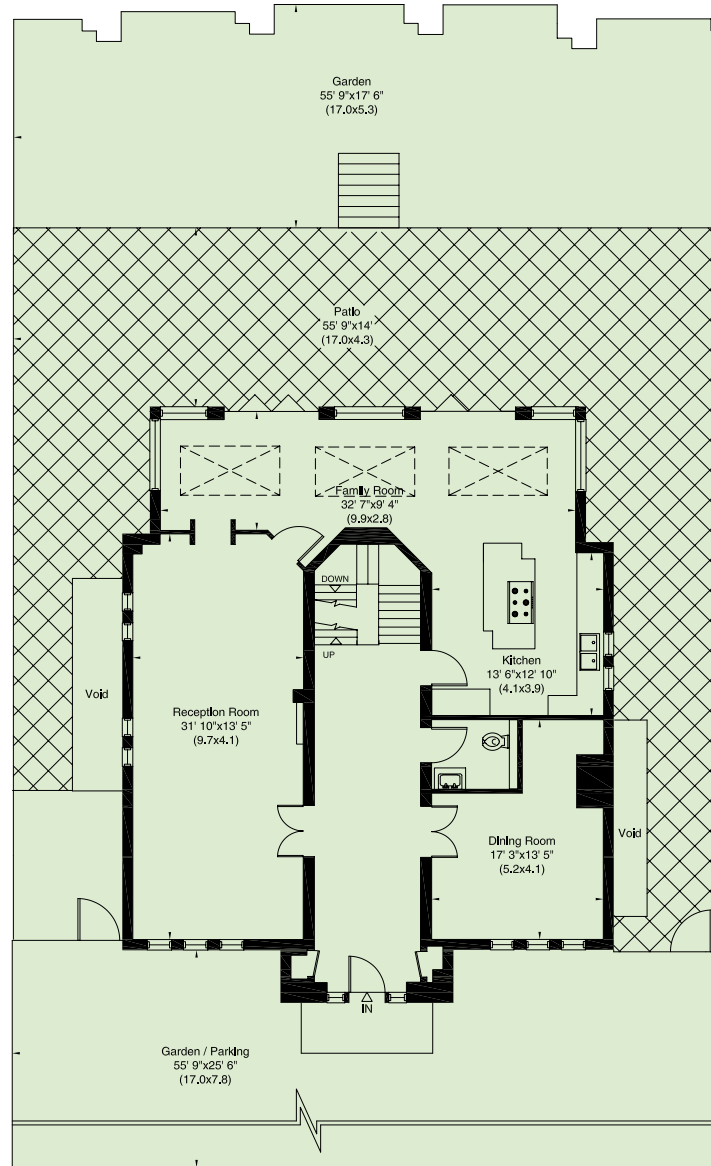
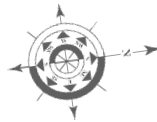


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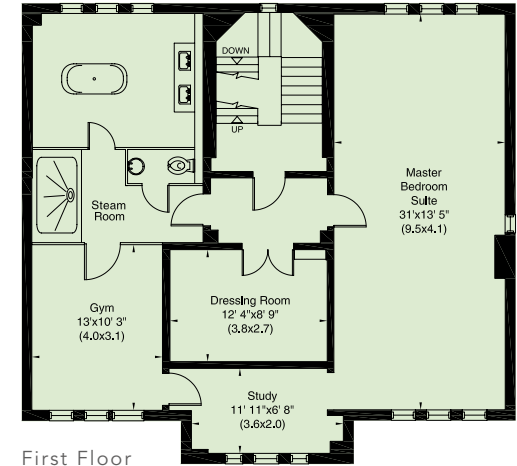


Lower Ground Floor

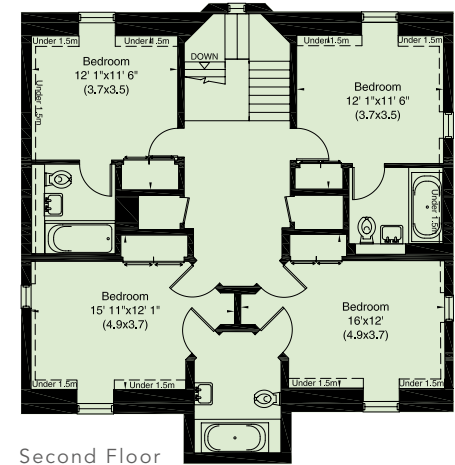
Gross Internal Area:  
476 sq m - 5,119 sq ft



Ground Floor



First Floor



Second Floor

FREEHOLD  
PRICE ON APPLICATION

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. 311675

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