



SEAFIELD HOUSE

MILL HILL
PARTINGDALE LANE
LONDON NW7



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Seafield House is a family home of exceptional luxury and style. Measuring approximately 10,000 sq ft (921 m²) this is an architecturally significant contemporary large house built on a large scale. Its sleek, contemporary design sets it apart from its neighbours in this quiet countryside setting, yet it fits comfortably on its 1.5 acres (0.63 hectare) of landscaped grounds. Situated in the Mill Hill Green Belt, well away from neighbouring houses, it offers panoramic views over the surrounding fields. A range of modern amenities give the house style, sophistication and understated elegance.





STATE OF THE ART



The building's striking external appearance is complemented by the richness and warmth of its interiors. Awash with light, the wide flowing spaces of the glassy, open-plan first floor give the sense of being one with nature. This contrasts with the solidity of the generous ground floor with its skilful array of many rooms, each carefully designed to flow into a seamless and exciting whole. Natural light floods onto the stairway leading to the spectacular leisure suite. Here is a hidden private paradise - a superb indoor swimming pool, with a dramatic glass wall and a sunken patio with stairs up to the lawn.



FIRST FLOOR [295 sq m / 3175 sq ft]

Terrace area [193 sq m / 2077 sq ft]



01 Lounge / Living Area

36' 6" x 17' 6" [11.44 m x 5.35 m]

02 Master Bedroom Suite

21' 4" x 18' 1" [6.5 m x 5.5 m]

03 Bedroom 2

16' 8" x 11' 10" [5.1 m x 3.6 m]

04 Bedroom 3

17' 1" x 12' 2" [5.2 m x 3.7 m]

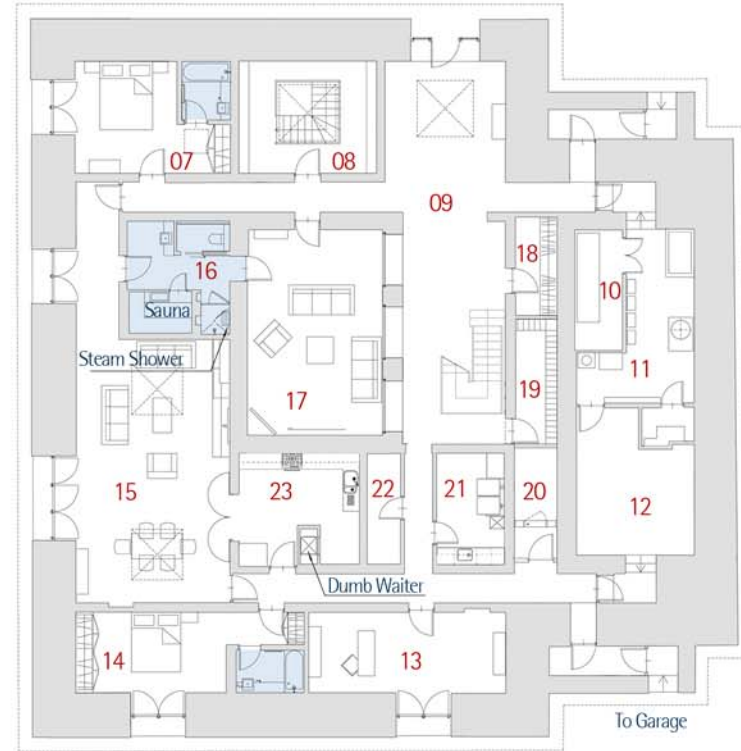
05 Dining Area

18' 8" x 11' 6" [5.7 m x 3.5 m]

06 Main Kitchen

18' 1" x 15' 1" [5.5 m x 4.6 m]

GROUND FLOOR [474 sq m / 5102 sq ft]



07 Bedroom 4

18' 1" x 12' 10" [5.5 m x 3.9 m]

08 Library / Stairs to Pool

10' 10" x 9' 2" [3.3 m x 2.8 m]

09 Hall

44' 7" x 14' 1" [13.6 m x 4.3 m]

10 Generator Room

13' 9" x 18' 8" [4.2 m x 5.7 m]

11 Plant Room

20' 0" x 13' 9" [6.1 m x 4.2 m]

12 Storage

17' 1" x 13' 9" [5.2 m x 4.2 m]

13 Bedroom 6

22' 12" x 9' 6" [7.0 m x 2.9 m]

14 Bedroom 5

17' 7" x 9' 6" [5.4 m x 2.9 m]

15 Family Room

30' 10" x 18' 1" [9.4 m x 5.5 m]

16 Sauna

13' 1" x 11' 10" [4.0 m x 3.6 m]

17 Media Room

23' 11" x 15' 6" [7.3 m x 4.7 m]

18 Coats

11' 6" x 4' 11" [3.5 m x 1.5 m]

19 Wine Cellar

14' 5" x 4' 11" [4.4 m x 1.5 m]

20 Vault

11' 6" x 4' 11" [3.5 m x 1.5 m]

21 Utility Room

13' 1" x 15' 6" [4.0 m x 7.10 m]

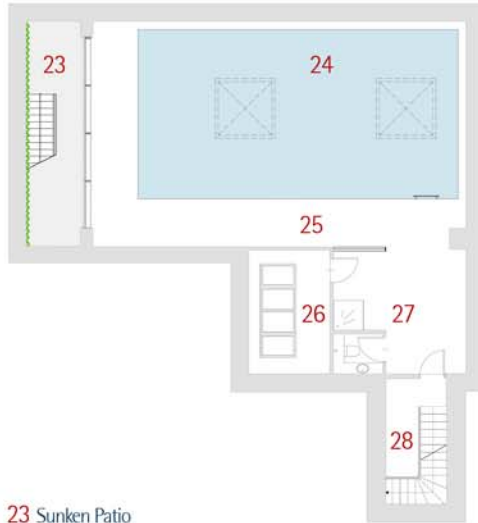
22 Comms Room

13' 1" x 3' 11" [4.0 m x 1.2 m]

23 Second Kitchen

14' 1" x 13' 1" [4.3 m x 4.0 m]

LEISURE COMPLEX [152 sq m / 1636 sq ft]



- 23** Sunken Patio
25'3" x 8'2" [7.7 m x 2.5 m]
- 24** Swimming Pool
32'9" x 17'5" [10.0 m x 5.3 m]
- 25** Pool Hall
41'4" x 25'3" [12.6 m x 7.7 m]
- 26** Plant Room
13'1" x 6'7" [4.0 m x 2.8 m]
- 27** Changing Area
14'5" x 13'9" [4.4 m x 4.2 m]
- 28** Stairs
12'6" x 6'11" [3.8 m x 2.1 m]

SWIMMING POOL Computer generated image



SITE PLAN Site area: 1.45 acres / 0.59 hectare







Grade 2 Listed building located in the Mill Hill Green Belt (surrounding land not capable of being built on other than across the road to the south where executive homes are planned. For information on proposed development see <http://www.millhill-east.co.uk>

Selected features

Walls of 1.5 m thick concrete, first floor slab of 1.5 m thick concrete, foundation raft of 2.0 m thick concrete
BRC Rendalath insulated system with K Rend silicone water repellent render to external walls
Custom made Becker oak and aluminium composite window system with FSB locking hardware

Fully air conditioned with whole house heat recovery system (Daikin) capable of heating or cooling house rapidly when required



Underfloor heating system (water based)
Motorised vent control system to windows and atrium skylight to allow house to be ventilated naturally without air conditioning
Aertecnica central vacuum system throughout
Vantage Controls home automation and lighting controls system
WiFi system
Media room with projection screen and blackout blinds
Comprehensive security system including CCTV
Vault with electromagnetic locking

Kitchens by Keller with Caesarstone quartz worktops and Miele appliances with concealed computer workstation
Stannah microlift dumbwaiter between main kitchen and second kitchen
Franke instant chilled and hot filtered water system
Laundry chute to utility room



Wine cellar (956 bottle capacity) with independent cooling system
Remote controlled 'Wall of Fire' gas fireplace by Geoflame
Kohler Sok overflowing bath for two with effervescence and chromotherapy
Custom oak joinery to all bathrooms with Corian vanity tops
Grohe and Hans Grohe bathroom fittings and taps
Poliform high gloss lacquer wardrobes with integral lighting

Thermally treated oak engineered flooring
Large format porcelain ceramic tiles by Cotto d'Este
Ipe hardwood decking
Bauder green living roof

Swimming pool by Penguin Pools with Calorex Environmental control system
Steam shower with Nordic steam generator
Sauna room by Nordic



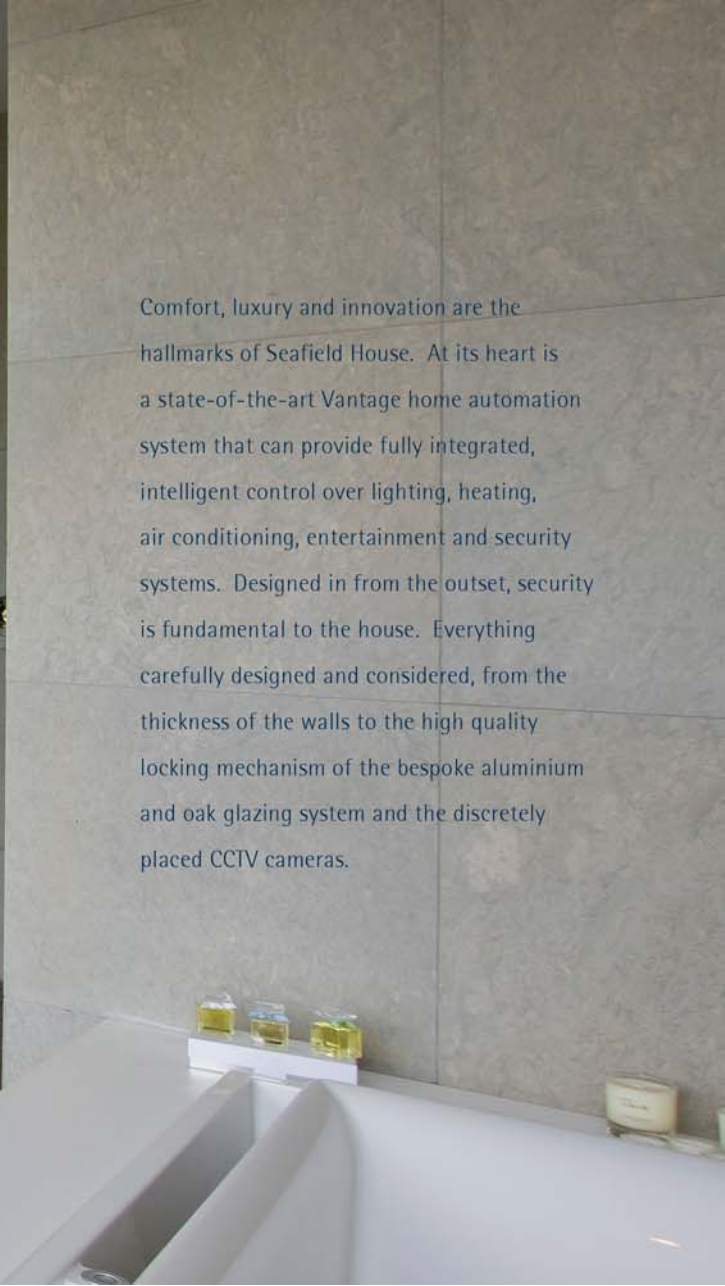
Two car garage with workbench and WC
Automatic entrance gates with BPT entry control system
Water fountain feature
Lawn with Toro automatic sprinkler system
Resin bonded paving to driveway

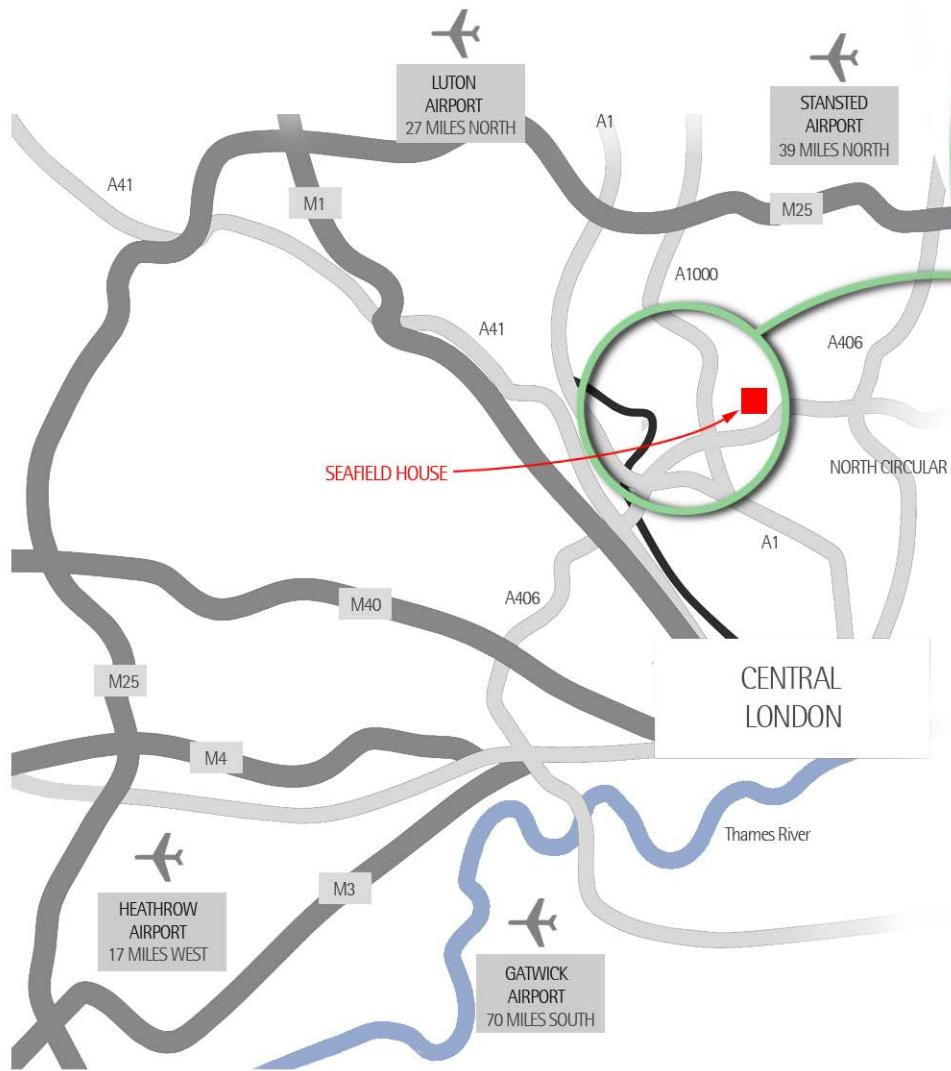
Local Amenities

Mill Hill School
Belmont Preparatory School
Grimsdell Pre-Preparatory School
London Equestrian Centre
Frith Manor Equestrian Centre
Belmont Riding Stables
Finchley Golf Club
Mill Hill Golf Club
Hendon Golf Club
Virgin Active Health Club
Waitrose supermarket
London Underground – Mill Hill East station (Northern Line)



Comfort, luxury and innovation are the hallmarks of Seafield House. At its heart is a state-of-the-art Vantage home automation system that can provide fully integrated, intelligent control over lighting, heating, air conditioning, entertainment and security systems. Designed in from the outset, security is fundamental to the house. Everything carefully designed and considered, from the thickness of the walls to the high quality locking mechanism of the bespoke aluminium and oak glazing system and the discretely placed CCTV cameras.







Daniel Smith RIBA AIA is the principal of SLLB Architects who were responsible for the design and the construction of this house. Luxury houses are a particular specialty. Despite the scale, the cost and the seriousness that go hand in hand with such houses, Mr Smith believes they also need be designed to appeal to a child's need for play and adventure (and perhaps put their adult owners in touch with their inner child). Seafield House embodies his interest in creating a house that has an ever fresh quality to it, that stands up to use and is not easily dated by reference to passing trends. In short a house that both protects and delights its inhabitants.



We aim to exceed customer expectations in both the form and function of the space we create. Our projects aim to be robust and beautiful, delivered on time and to budget. We must innovate for the benefit of our client, not for our ego. We endeavour to create elegant buildings that weather gracefully with interiors that are both tough and delightful. Our integrated approach extends to maintaining our finished projects and monitoring the satisfaction of our buildings' users, feeding their input back into our search for excellence.

Freehold for sale, price upon application to



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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 a 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.
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5. 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.
6. Where any reference is made to planning permissions or potential uses such information is given by the Agents in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.