



Two magnificent new 6,200 sq ft. 5 bedroom villas, each with a self-contained studio apartment & lift, located in the Grove, the most sought-after street in Highgate Village.





HIGH SOCIETY

The Grove Villas is an exclusive development of two London town houses set in the most sought-after street in Highgate Village. Each house is built in the style and proportions of a Georgian villa to harmonise with the surrounding architecture of this sensitive conservation area.

Highgate Village sits on a London hill-top from which residents enjoy panoramic views over the city. Bounded by the open spaces of Hampstead Heath to the west and Waterlow Park to the south-east, the village with its independent shops and café culture is arguably the most charming of London's villages.

Famous people both past and present have made their homes in Highgate, and for many The Grove has been their street of choice. Literary figures began the trend: the poet Samuel Taylor Coleridge, who wrote the Rhyme of the Ancient Mariner, moved to the Grove in December 1823 to take the clean air and recuperate from his opium addiction. A century later the house he lived in became the home of novelist and playwright J.B Priestley. More recently the Grove has welcomed musicians, actors and top models, and its recent devotees today include Jude Law, George Michael and Kate Moss.

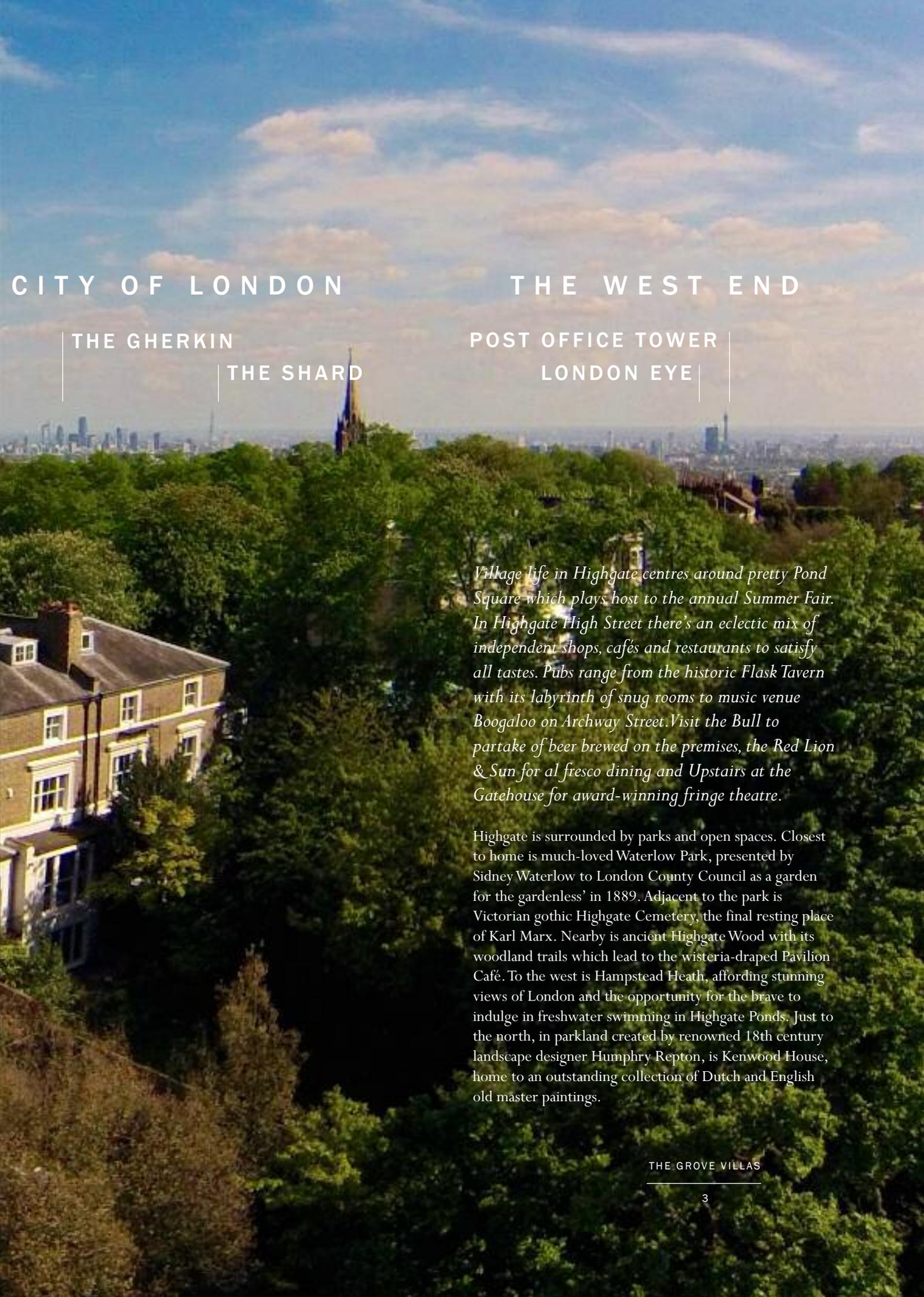
It's easy to see what appeals to the discerning residents of the Grove. Along a quiet and leafy avenue lined with London plane trees, lie just thirteen beautiful houses, eleven of which are listed buildings. A stroll away are the boutiques, shops and cafés of Highgate Village, together with the village green and pond. Here well-known residents mix easily with local people and enjoy the best that village life has to offer. Below the hill spreads central London with the West End's shopping, theatres, restaurants, museums and art galleries but a short distance away.



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THE GROVE VILLAS

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CITY OF LONDON

THE WEST END

THE GHERKIN

THE SHARD

POST OFFICE TOWER

LONDON EYE

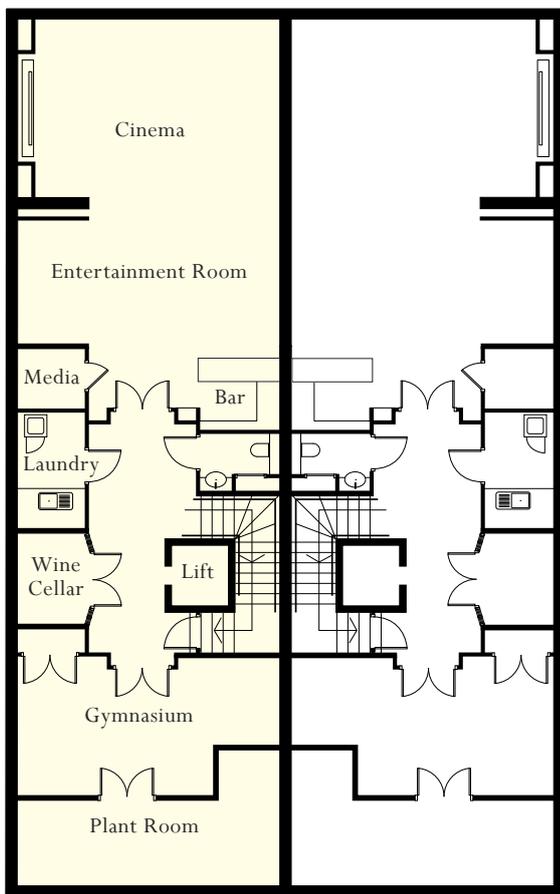
Village life in Highgate centres around pretty Pond Square which plays host to the annual Summer Fair. In Highgate High Street there's an eclectic mix of independent shops, cafés and restaurants to satisfy all tastes. Pubs range from the historic Flask Tavern with its labyrinth of snug rooms to music venue Boogaloo on Archway Street. Visit the Bull to partake of beer brewed on the premises, the Red Lion & Sun for al fresco dining and Upstairs at the Gatehouse for award-winning fringe theatre.

Highgate is surrounded by parks and open spaces. Closest to home is much-loved Waterlow Park, presented by Sidney Waterlow to London County Council as a garden for the gardenless' in 1889. Adjacent to the park is Victorian gothic Highgate Cemetery, the final resting place of Karl Marx. Nearby is ancient Highgate Wood with its woodland trails which lead to the wisteria-draped Pavilion Café. To the west is Hampstead Heath, affording stunning views of London and the opportunity for the brave to indulge in freshwater swimming in Highgate Ponds. Just to the north, in parkland created by renowned 18th century landscape designer Humphry Repton, is Kenwood House, home to an outstanding collection of Dutch and English old master paintings.

THE GROVE VILLAS

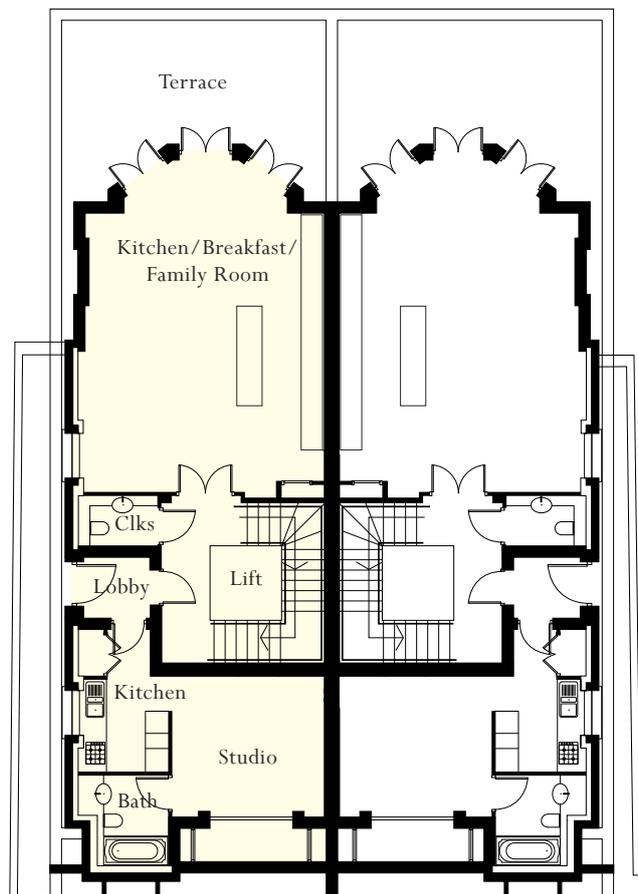


THE GROVE VILLAS FLOOR PLANS



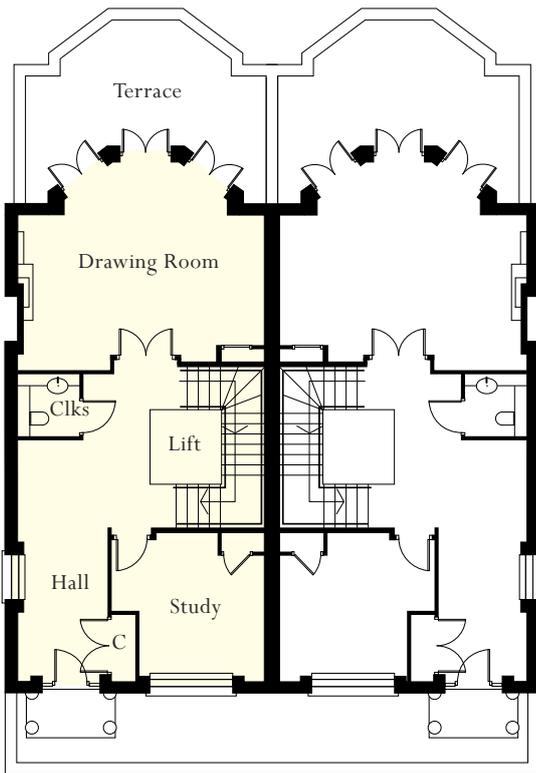
LEISURE FLOOR

Cinema	7.00 x 4.80m (23'0" x 15'9")
Entertainment Room	7.00 x 5.50m (23'0" x 18'0")
Laundry	2.67 x 1.75m (8'9" x 5'9")
Wine Store	2.45 x 1.87m (8'0" x 6'2")
Gymnasium	7.00 x 3.65m (23'0" x 12'0")



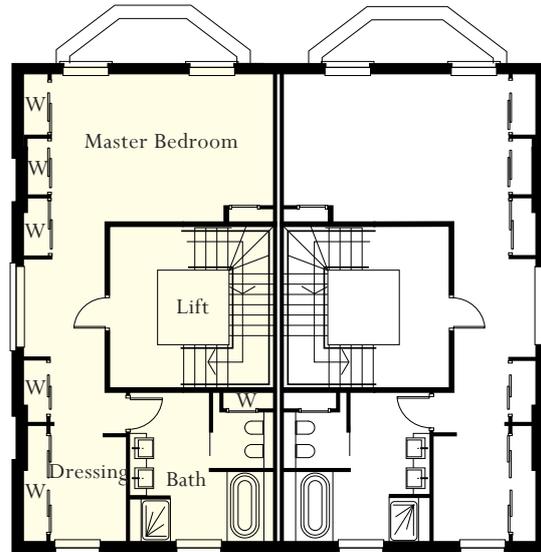
GARDEN FLOOR

Kitchen/Breakfast/Family	8.85 x 6.52m (29'0" x 21'4")
Studio/Kitchen	6.37 x 3.70m (20'10" x 12'2")



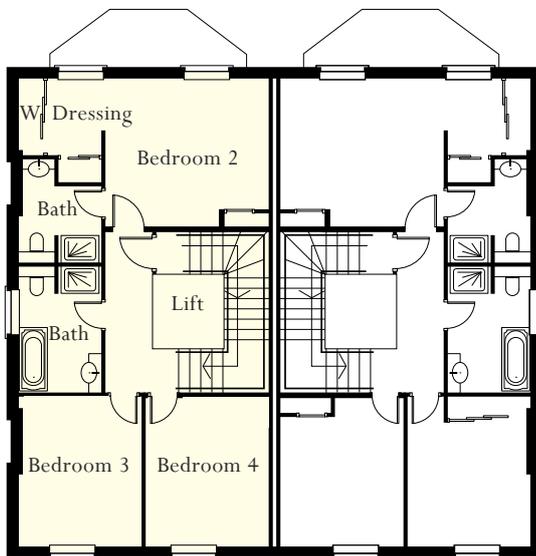
GROUND FLOOR

Drawing Room	6.52 x 5.33m (21'4" x 17'6")
Dining Room/Study	4.05 x 3.77m (13'3" x 12'4")



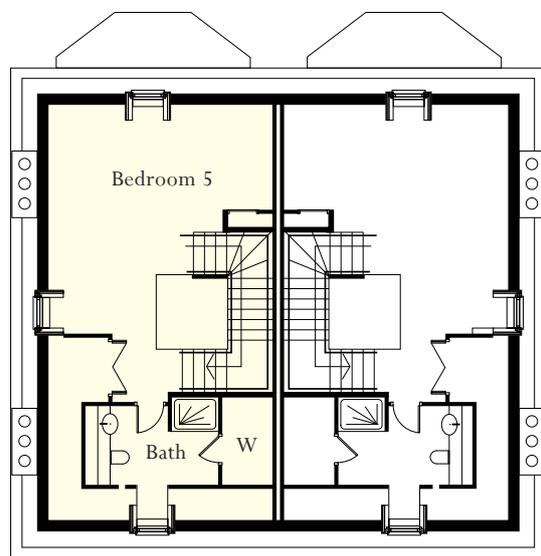
FIRST FLOOR

Master Bedroom	6.60 x 3.90m (21'8" x 12'9")
En suite	3.92 x 3.77m (13'3" x 12'10")



SECOND FLOOR

Bedroom 2	6.60 x 3.73m (21'8" x 12'3")
Dressing Area	2.73 x 2.15m (9'0" x 7'0")
En suite	2.73 x 2.15m (9'0" x 7'0")
Bedroom 3	3.95 x 3.22m (13'0" x 10'6")
Bedroom 4	3.95 x 3.22m (13'0" x 10'6")
Family Bathroom	3.31 x 2.15m (10'10" x 7'0")



THIRD FLOOR

Bedroom 5/Study	5.15 x 4.98m (16'10" x 16'4")
En suite	3.21 x 2.30m (10'6" x 7'6")

(Dimensions taken to 1.5 Headroom)



Families living in Highgate are favoured in their choice of schools, which include excellent state and private schools, including St Michaels C of E and St Joseph's RC, Channing School for girls and co-educational Highgate School, whose past luminaries include Sir John Betjeman.

Transport links are excellent with the London Underground and buses serving Highgate well. The Northern line from Highgate tube station takes just 18 minutes to reach Leicester Square. By car it is easy to access the A1 to head in or out of London.

A LUXURY DEVELOPMENT BY:



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SOLE AGENTS:



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