

Aylestone Avenue, Queen's Park NW6



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The Olive House is based on the concept of building a unique home with a 100 year old olive tree at its heart, planted in a central courtyard. The tree was transported from Italy and planted in the courtyard as this awe inspiring house began to take shape around it.

The owners purchased the house, demolished then rebuilt it creating a unique, uplifting space designed by the award winning Threefold Architects. Renovation commenced in early 2017, and it took approximately three years to design and build.



Guide price: £7,500,000

Tenure: Freehold

Local authority: London Borough of Brent

Council tax band: H



Set behind electric gates, this imposing double fronted, limestone rendered home has its own presence on Aylestone Avenue. Upon entering this grand, modern home, you are immediately struck by the sense of light and volume. An inviting entrance hall with a curved glass staircase wraps around the house, showcasing the main centrepiece, an olive tree shipped from Italy and planted in an open courtyard.

To the front of the house is a large, elegant reception room with a Regency design fireplace and panelled walls. A sizeable study complete with bespoke fitted units and shelving also sits to one side of the house and offers the perfect space for those working from home. The rear of the house unfolds into a light filled kitchen, dining and reception room with floor to ceiling glass overlooking a mature 91 ft private garden. Planning permission is approved for the addition of a 1000 sq. ft luxury pool house and gym.

The bespoke, hand-built design kitchen by 202 Design features a Lacanche oven, a Fisher & Paykel integrated fridge and a Miele dishwasher. This leads to a well equipped utility room with hand built cabinets which follow seamlessly from or to the kitchen design, providing a vast amount of storage. The utility room also has a cut-away design within the cabinetry, creating a tidy, compact space for any pet. A second fridge, freezer, sink, and worktops offer additional food preparation space, which is convenient when entertaining.





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A boot room can also be accessed from the external side door which means muddy pets and kids can be ushered straight into the shower and cleaned before accessing the rest of the house.

The much loved cinema room forms part of the main living space and has proved a popular spot amongst friends and family to unwind. The cinema features a 3m screen, a high definition projection and surround sound built into the room - it's the perfect place to watch sport or the latest blockbuster. There is also a luxurious guest cloakroom on the ground floor.

The house has CAT 6 wiring and has wifi routers embedded in virtually every room. It is heavily automated and uses the Control 4 system to operate lighting, AV, security cameras and the gate entry system. The system can be adapted and reprogrammed to the owner's specification, and the AV currently runs Sky boxes, Apple boxes and Spotify. The lighting is Lutron and is programmed with different mood settings around the house. The lighting, AV and security can all be operated remotely.

Location:

The house is situated in the heart of the prestigious Brondesbury Park, an area which consists of grand detached houses with large gardens. Aylestone Avenue is a wide, tree lined street and is known to be one of the most popular roads in NW6 for exceptional houses. Public green spaces including Tiverton Green and Queen's Park are close by and the house is situated around the corner from South Hampstead Tennis Club and the luxurious pool with a lovely, family friendly cafe at The Maqam Centre.





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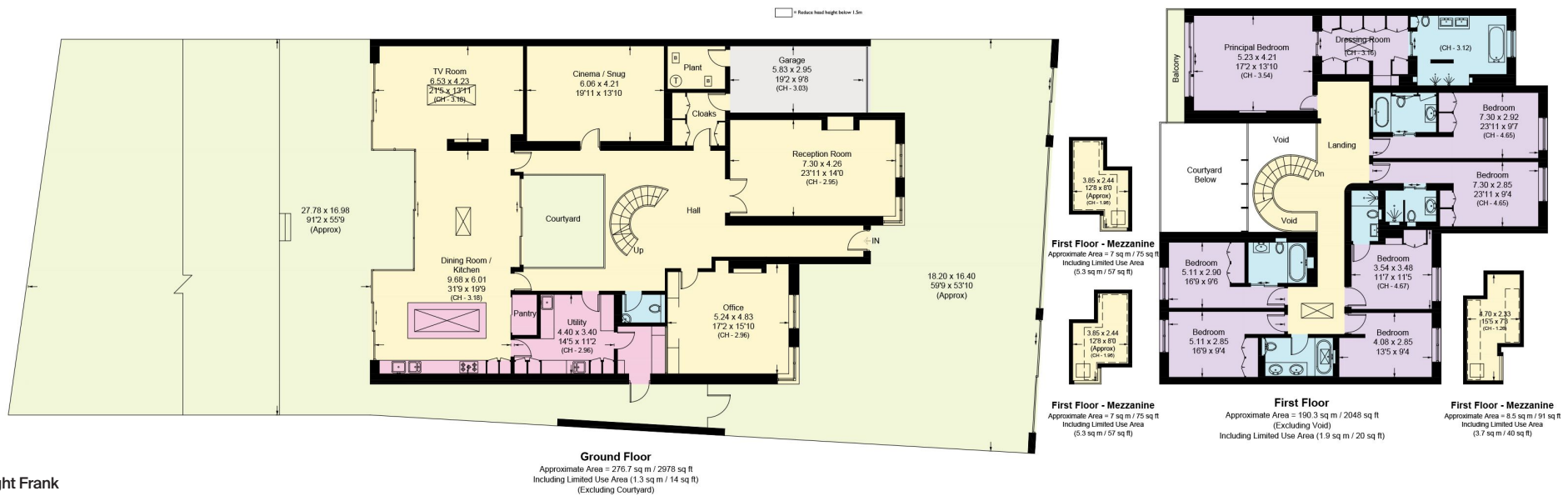
Approximate Area = 467.0 sq m / 5026 sq ft
(Excluding Void)

Mezzanine = 22.5 sq m / 242 sq ft

Total = 489.5 sq m / 5268 sq ft

Including Limited Use Area (17.5 sq m / 188 sq ft)
(Excluding Courtyard)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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