

ORACLE APARTMENTS

Hampstead



ASHTON ROSE®



Oracle Apartments

Hampstead

Oracle Apartments is a five floor development of seven contemporary luxury apartments by a well-known developer of luxury homes in London. All the units benefit from spacious reception rooms, at least 3 opulent bedrooms with separate en-suite luxury bathrooms and dedicated walk-in wardrobe and dressing rooms. There is a versatile-use media and cinema room in each apartment. Dedicated 24/7 concierge service. Private terraced balconies give superb views over hand-crafted landscaped gardens.

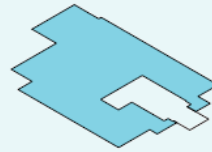
Completion - autumn 2012
999 years leasehold, Share of Freehold
10 years NHBC warranty




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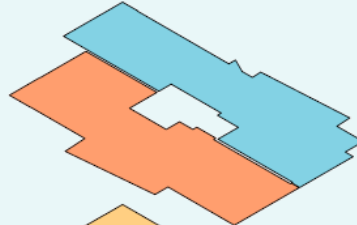



Third Floor



 Penthouse - **SOLD**

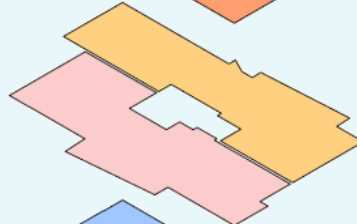
Second Floor




 Unit 7 - **SOLD**

 Unit 6 - 3 Bedrooms Flat. (293 Sq.m/ 3153 Sq.ft)

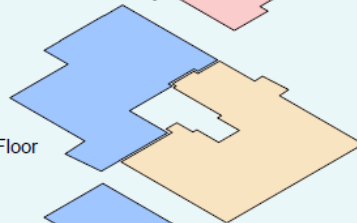
First Floor





 Unit 5 - **SOLD**

 Unit 4 - 3 Bedrooms Flat. (305.7 Sq.m / 3290 Sq.ft)

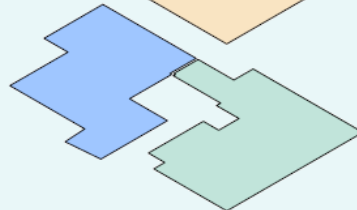
Upper Ground Floor





 Unit 3 - 3 Bedrooms Flat. (319.4 Sq.m / 3438 Sq.ft)

 Unit 1- 4 Bedrooms Flat. (Gross Internal Area; 489.1 Sq.m / 5294 Sq.ft)

Ground Floor



 Unit 1- (Gross Internal Area 489.1 Sq.m / 5264 Sq.ft)

 Unit 2 - 3 Bedrooms Flat. (274.1 Sq.m / 2950 Sq.ft)

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Bathrooms, walk-in wardrobe, typical interiors



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Living room, cinema room, typical interiors



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Floorplans



Unit 1
duplex



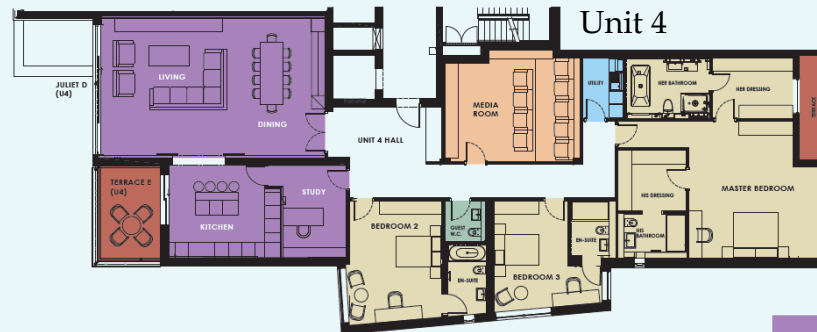
Unit 2



Unit 3



Unit 4



- INFORMAL LIVING AREAS
- SLEEPING AREAS
- RECREATION AREAS
- OUTDOOR TERRACE
- GUEST ACCOMMODATION
- UTILITY
- OUTDOOR SPACE

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Specifications

External Features

Fully landscaped, communal gardens with automated irrigation system set within extensive garden.
Secure, gated access control system with integrated video entry for pedestrian visitors.
Dedicated entrance driveway with access to secure basement parking garage.
Fully automated gated access control system with integrated video entry.

Windows/Doors

Extra tall sliding, Schuco windows and patio doors finished in powder-coated aluminium with solar control double glazed units to private terraces.

Doors

Entrance Door – Bog Oak finish, tall solid painted timber with vision hole. Video entry and alarm system.
Internal Doors – Walnut veneered solid MDF doors throughout. Skirting and architraves in veneered finish.
All architectural ironmongery by Hafele or similar.

Finishes

Wall finishes in Almond White finish.
Ceiling finish in Brilliant White.
Limestone finish to Entrance Hall, all formal reception areas and cloak room. Engineered timber flooring to master dressing rooms and media rooms.
Carpet to master bedroom and all guest bedrooms.
Porcelain tiles to kitchen areas.
All joinery by Lema, lacquered finish.

Bathrooms

Master en-suite
Large double-bathroom.
Full Height Limestone tiling to all walls + Bisazza Mosaic tiles features. Kaldewei bath. Balena Aqua-clean toilet.
Limestone flooring throughout with under floor warming.
Walk-in Hansgrohe shower system. Raindance shower heads. Villeroy & Boch basins with vanity unit
Television

Guest en-suites

Villeroy & Boch wall hung WC. Walk-in Hansgrohe shower system with hand held shower or shower baths
Full height Porcelain or Limestone tiling to all walls, plus feature tile Limestone tiled floors with under floor warming
Villeroy & Boch basins with vanity unit
Television

Kitchen

Kitchens by Baulthaup.
Gaggenau appliances incorporating steam oven, oven, microwave, warming drawer, induction hob, coffee machine. Integrated fridge-freezer by Gaggenau + built under wine cooler. Sink with integrated waste disposal unit and soap dispenser, as well as two dishwashers.
Stone work top with splashback + breakfast bar with walnut finish.

Cinema

By client's own request.

Heating and Cooling

Comfort cooling and heating to all rooms except bathrooms and entrance halls achieved by means

of concealed refrigeration system, designed and supplied by Daikin.

All occupied areas have electric under floor warming, including wet areas i.e. bathrooms / toilets. Hot water System providing all hot water via heat exchangers served from central plant.

Lighting

Lutron lighting system in main habitable rooms.

Audio/Visual

Provision of combined TV/FM/Satellite system providing analogue, digital terrestrial and digital satellite signals to each room. Provision of Cat 5e infrastructure and outlets in main habitable rooms. Provision for automated curtains + blinds (not included).

Security/Access Control

Intruder alarm system with total exterior protection with red care GSM signalling to local constabulary. Infrared CCTV monitoring systems with TV interface. BPT video entry system.

Communal areas

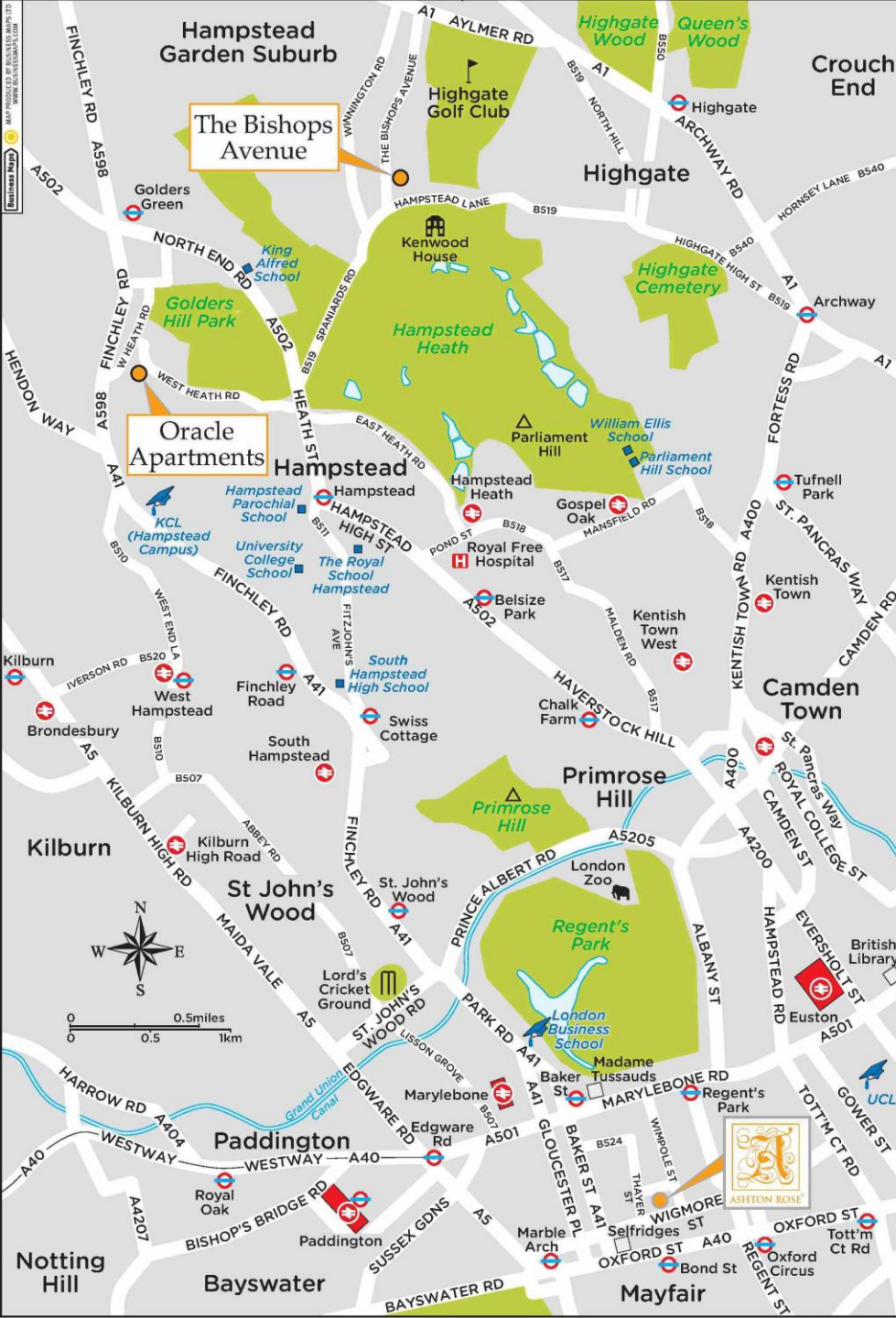
Main entrance to apartment building with glazed lobby and Limestone or Porcelain floor finish with dedicated, concierge facility. Generously spaced, tiled lobby areas providing access to two apartments per floor level.

Vertical circulation

Two dedicated 8 person lifts with superior lift car finishes. High spec finishes to accommodation stair way adjacent to lifts.

Car Park

Two dedicated car park spaces in secured car park.



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Location

Hampstead has enjoyed a reputation of a high-end London borough since the end of the XIX century when it started to gratify the rich and famous of the era: well-known writers, composers, artists and philosophers. Situated on hilly land, with lots of luxury villas, prime residential developments, cosy little houses, and surrounded by Hampstead Heath (the largest greenbelt in London), this area offers an atmosphere of unique comfort and sophistication. Having the city centre within an easy reach, Hampstead gives advantages of both country and city styles of life.

- Hampstead Heath – 2 min walk
- Regents Park – 10 min, 3 miles
- Oxford Street – 15 min, 4.5 miles
- City of London – 25 min, 6.5 miles
- Heathrow airport – 35 min, 15 miles



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