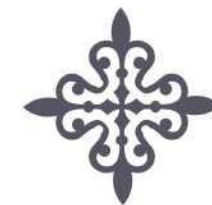




ROSARY MANOR





## ROSARY MANOR

Conversion of a Grade II listed former Convent, into 11 luxury apartments and a detached house in Mill Hill, London.

Rosary Manor Estate was once home to a convent school run by the Sisters of Charity St Vincent between 1887 - 2007. As well as being a Grade II Listed building the Estate is located within the Green Belt, Mill Hill Conservation Area and the North Barnet Area of Special Character.





Lower Ground Floor Plan



Lounge/Dining 5.7 x 10.1m, 18'10" x 33'ft  
 Living/Kitchen 4.6 x 7.3m, 24' x 15'3"ft  
 Master Bedroom 5.6 x 6.8m, 18'4" x 22'5"ft  
 Bedroom Two 4.4 x 4m, 14'8" x 13'5"ft  
 Bedroom Three 3.2 x 4.1m, 10'9" x 13'8"ft

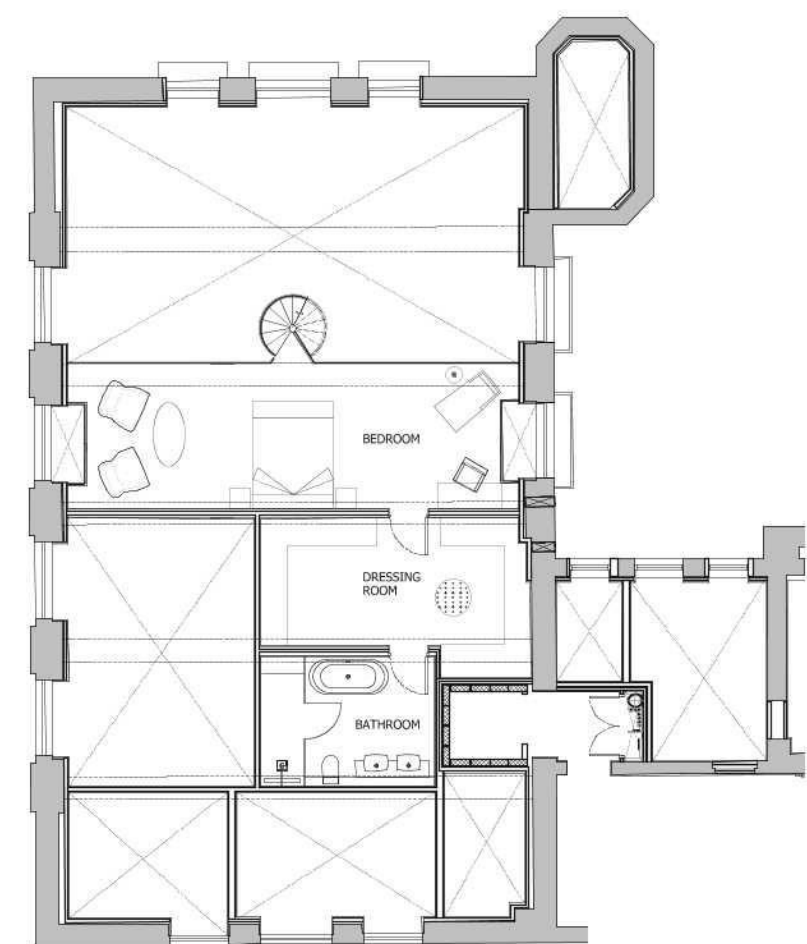




Upper Ground Floor Plan

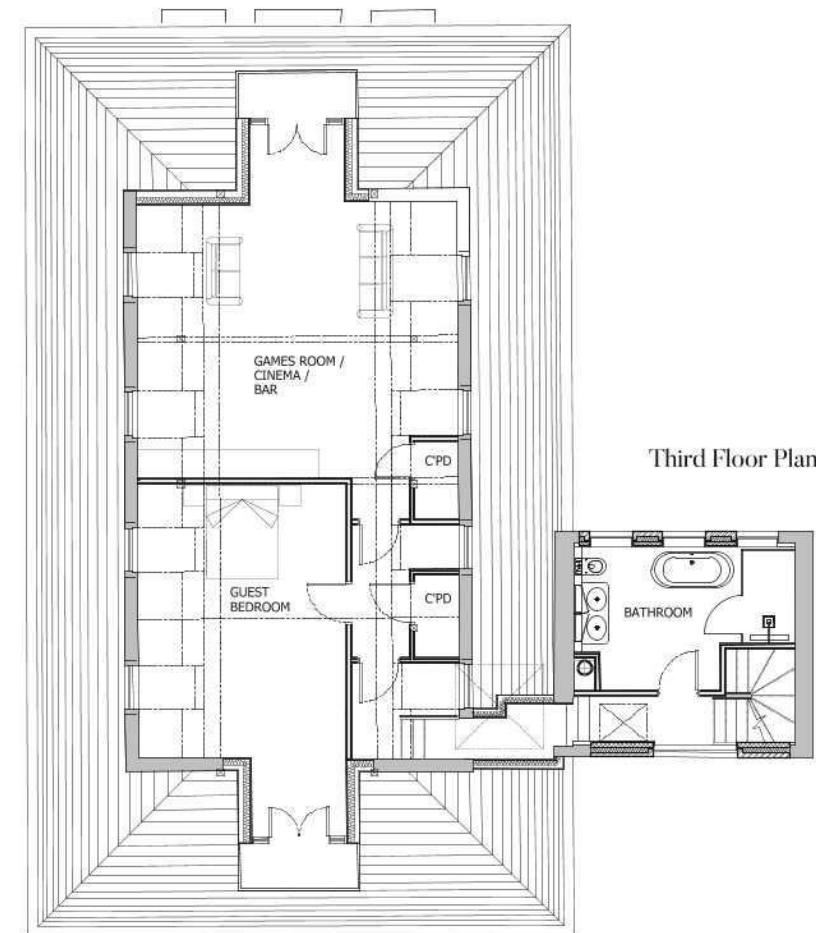
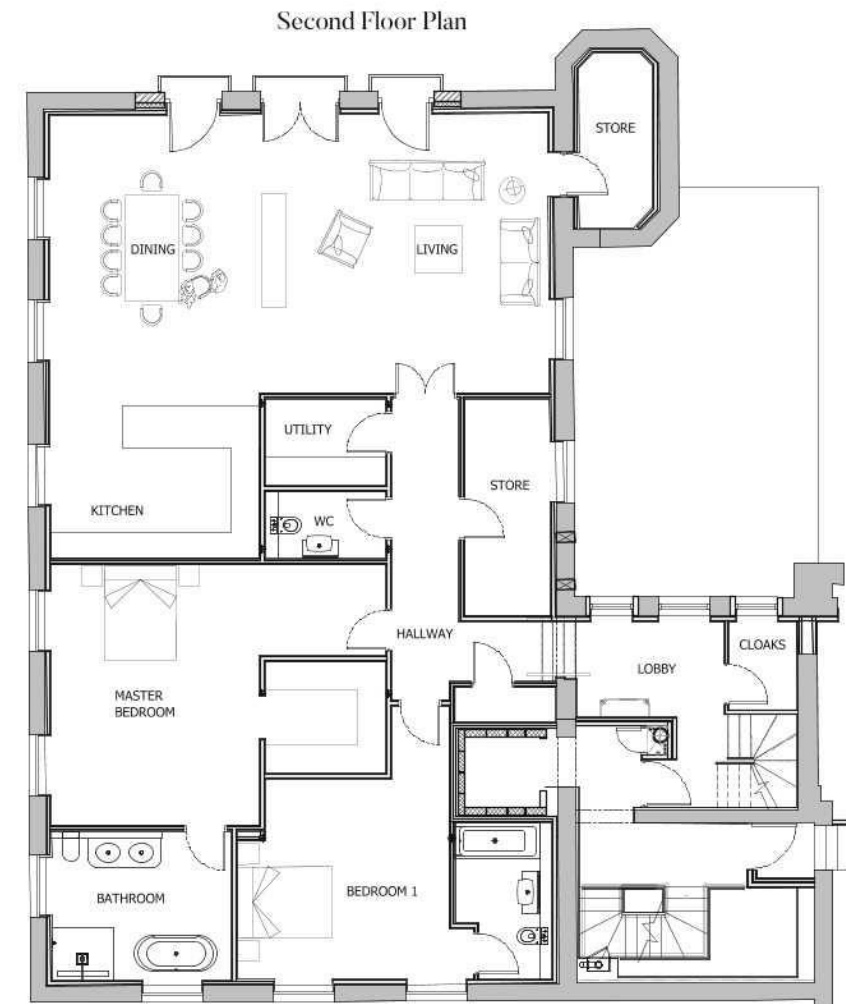


First Floor Plan



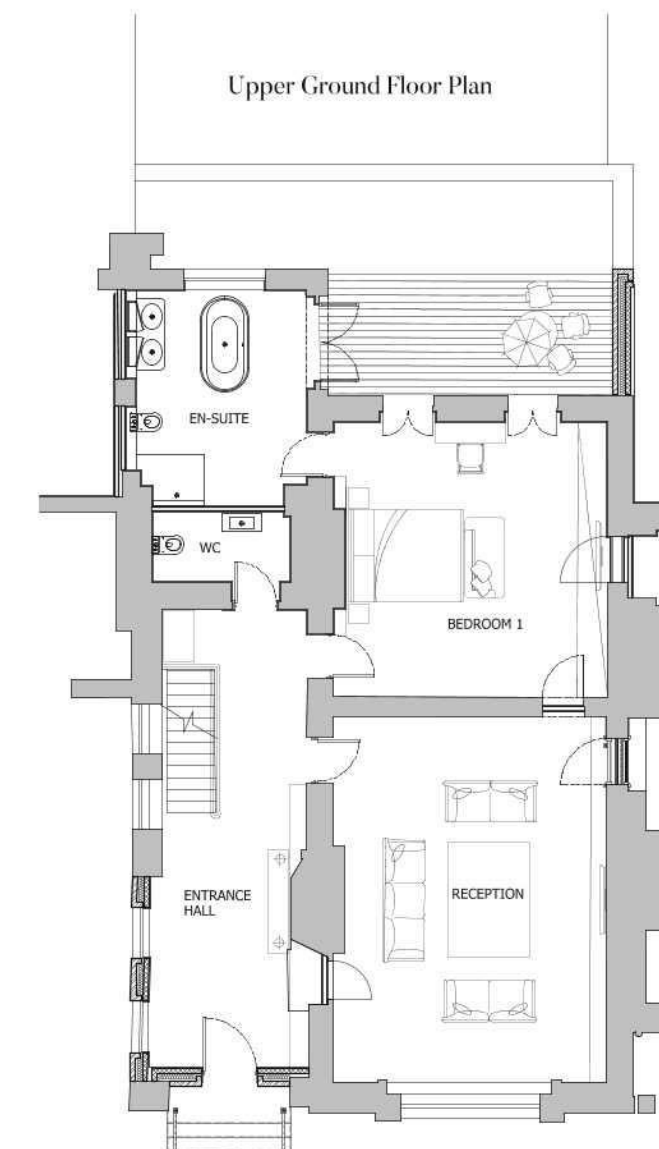
Living/Dining 5.9 x 10m, 19'5" x 33'1"  
 Kitchen 4.1 x 3.1m, 13'8" x 10'2"  
 Master Bedroom 9.1 x 3.4m, 30'2" x 11'2"  
 Bedroom One 5.8 x 4.1m, 19'2" x 13'6"  
 Bedroom Two 4.3 x 3.3m, 11' x 14'5"





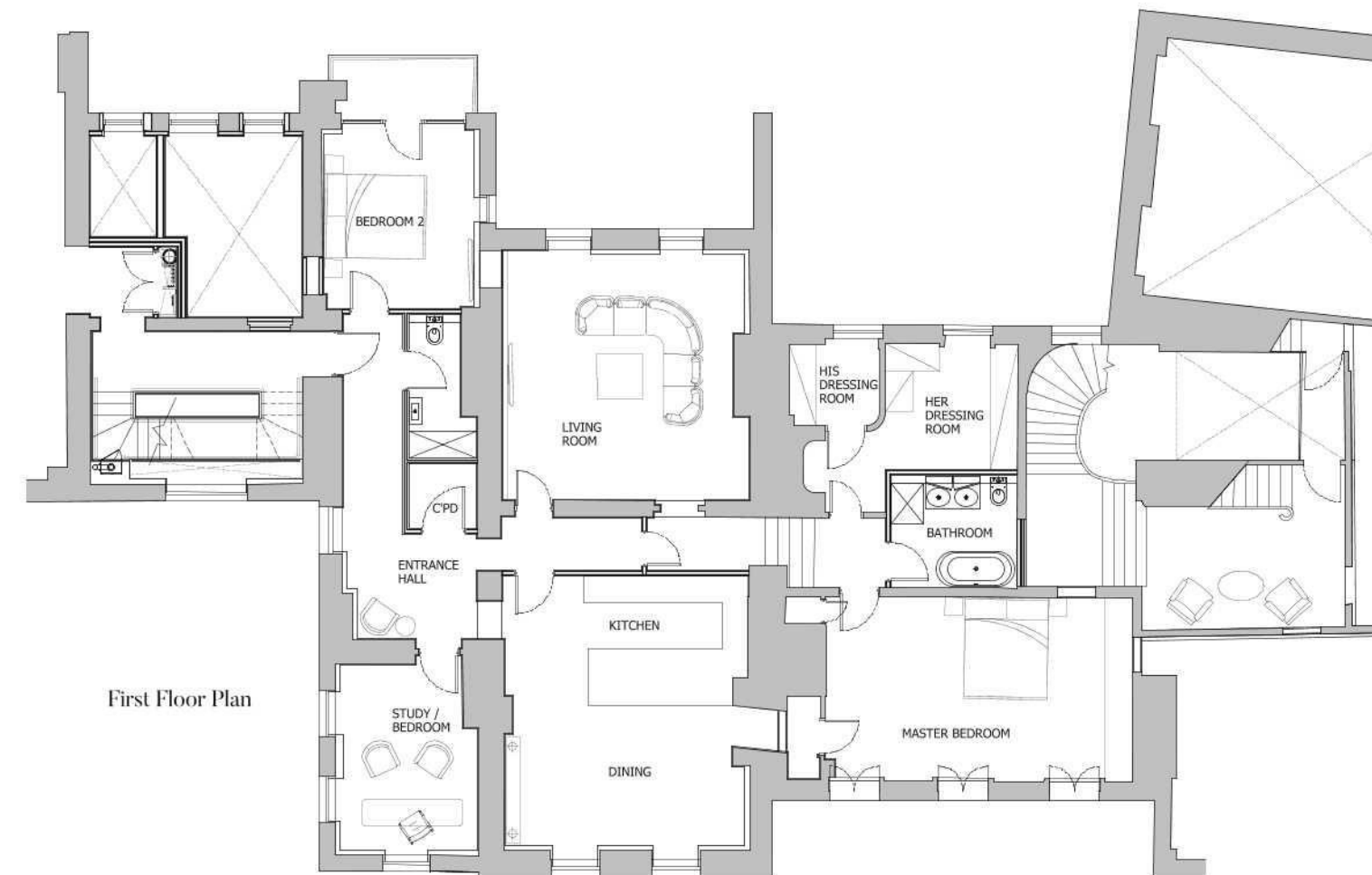
Living/Dining 10.6 x 6m, 34'1" x 19'10"ft  
 Kitchen 4.4 x 3.5m, 14'8" x 11'6"ft  
 Master Bedroom 4.4 x 5.4m, 14'8" x 18'ft  
 Bedroom One 4.2 x 4.2m, 14' x 13'10"ft  
 Games Room/Cinema/Bar 7.4 x 6.7m, 24'5" x 22'3"ft  
 Guest Bedroom 4.3 x 7.4m, 14'5" x 24'5"ft



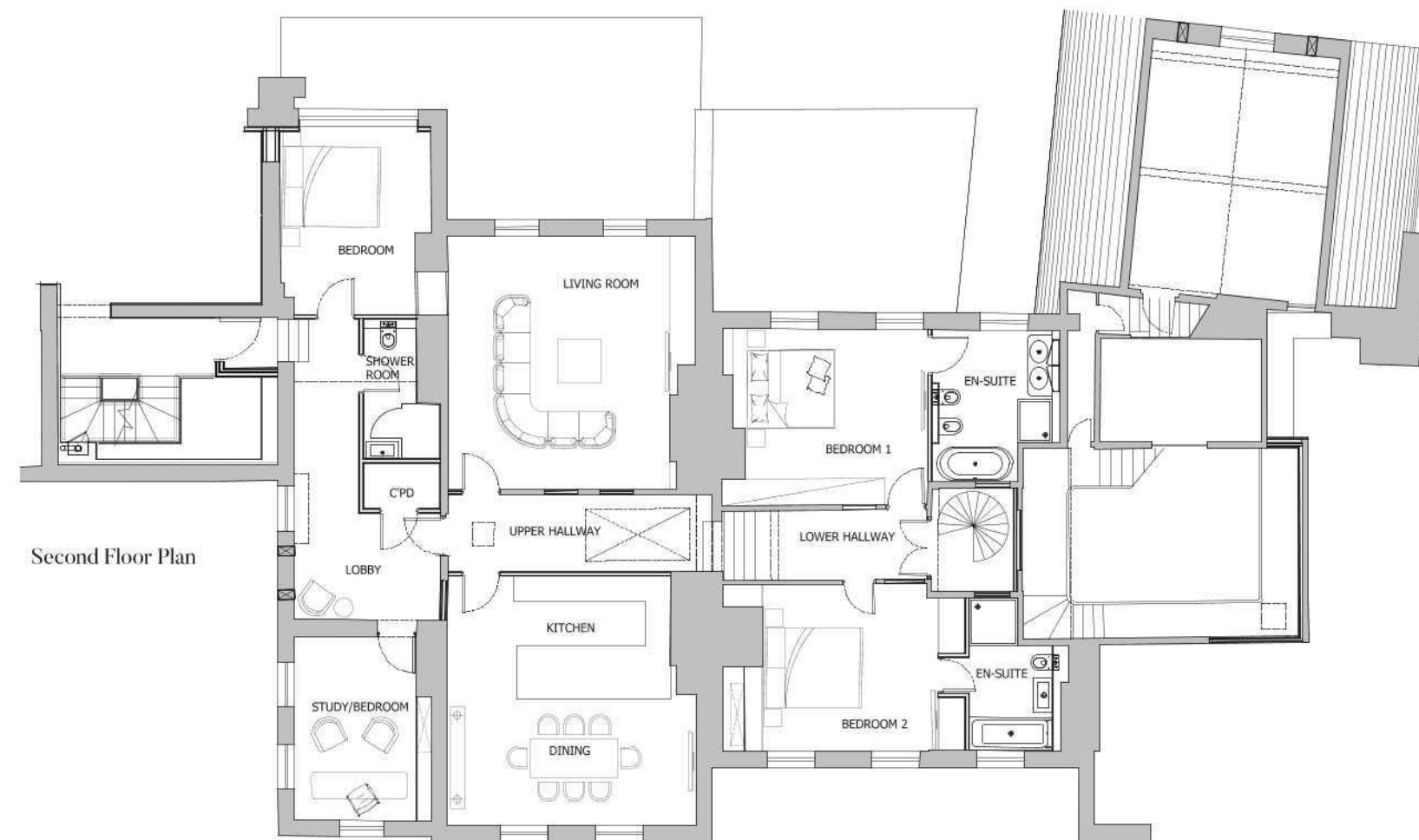


Dining 4.1 x 5.8m, 13'8" x 19'1"ft  
 Bedroom One 5.3 x 5.1m, 17'8" x 17'ft  
 Bedroom Two 3.2 x 4.8m, 10'10" x 15'10"ft  
 Kitchen 5.2 x 5.2m, 17'4" x 17'4"ft  
 Reception 7.1 x 5.4m, 17'10" x 23'4"ft





Living Room 3.3 x 3.8m, 10'10" x 12'7"  
 Kitchen/Dining 5.9 x 5.3m, 19'5" x 17'7"  
 Master Bedroom 6.6 x 3.8m, 21'9" x 12'8"  
 Bedroom Two 3.3 x 3.8m, 10'10" x 12'7"

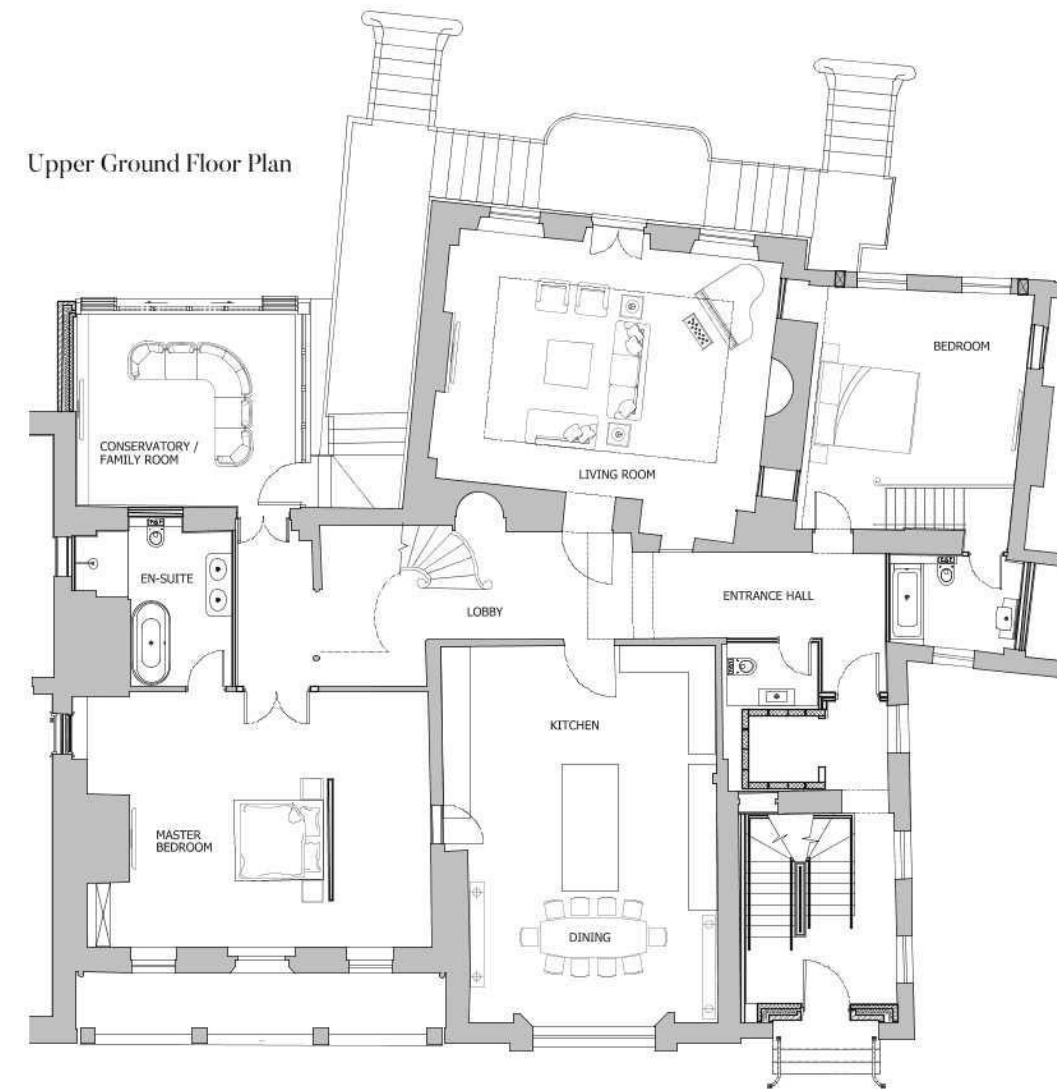


Living Room 3.1 x 4.2m, 10'2" x 13'10"  
 Kitchen/Dining 5.6 x 5.6m, 18'5" x 18'5"  
 Bedroom One 3.9 x 4.1m, 12'1" x 13'9"  
 Bedroom Two 3.9 x 3.7m, 13'1" x 12'3"  
 Bedroom Three 3.1 x 4.2m, 10'2" x 13'10"





Upper Ground Floor Plan

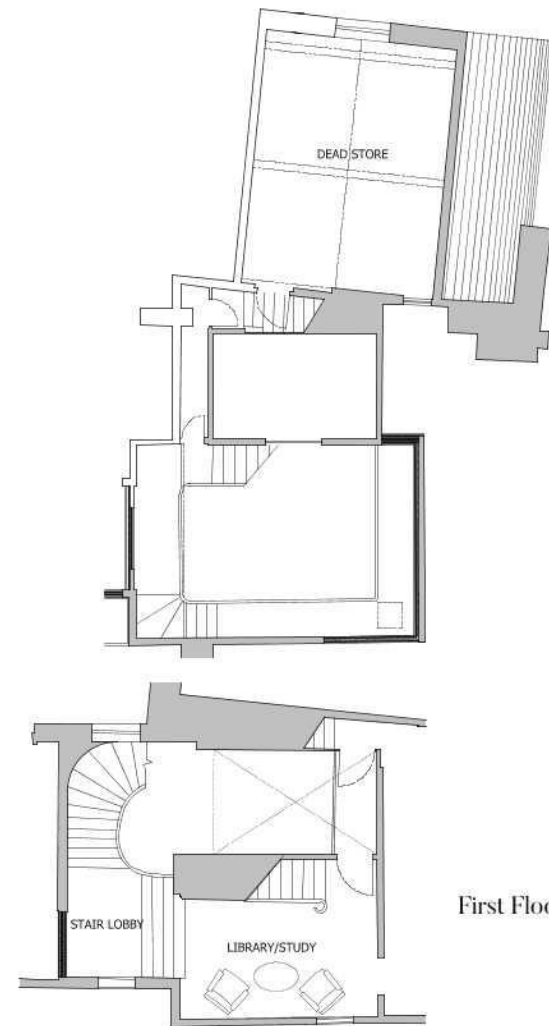


**Conservatory/Family Room** 4.9 x 4.3m, 16'3" x 14'2"  
**Kitchen** 5.5 x 8.2m, 18'2" x 26'11"  
**Living Room** 7.2 x 5.5m, 23'8" x 18'3"  
**Master Bedroom** 6.7 x 5.6m, 22'3" x 18'3"  
**Bedroom Two** 4.7 x 4.3m, 15'6" x 14'4"

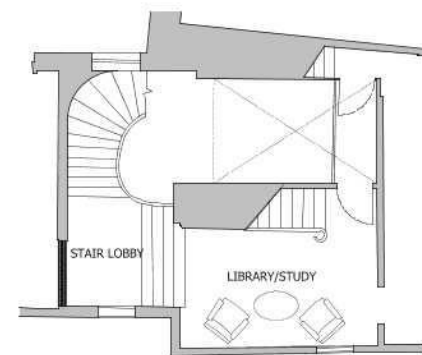
Apartment B2

378.4 sq.m (4,073 sq.ft)

Second Floor Plan



First Floor Plan

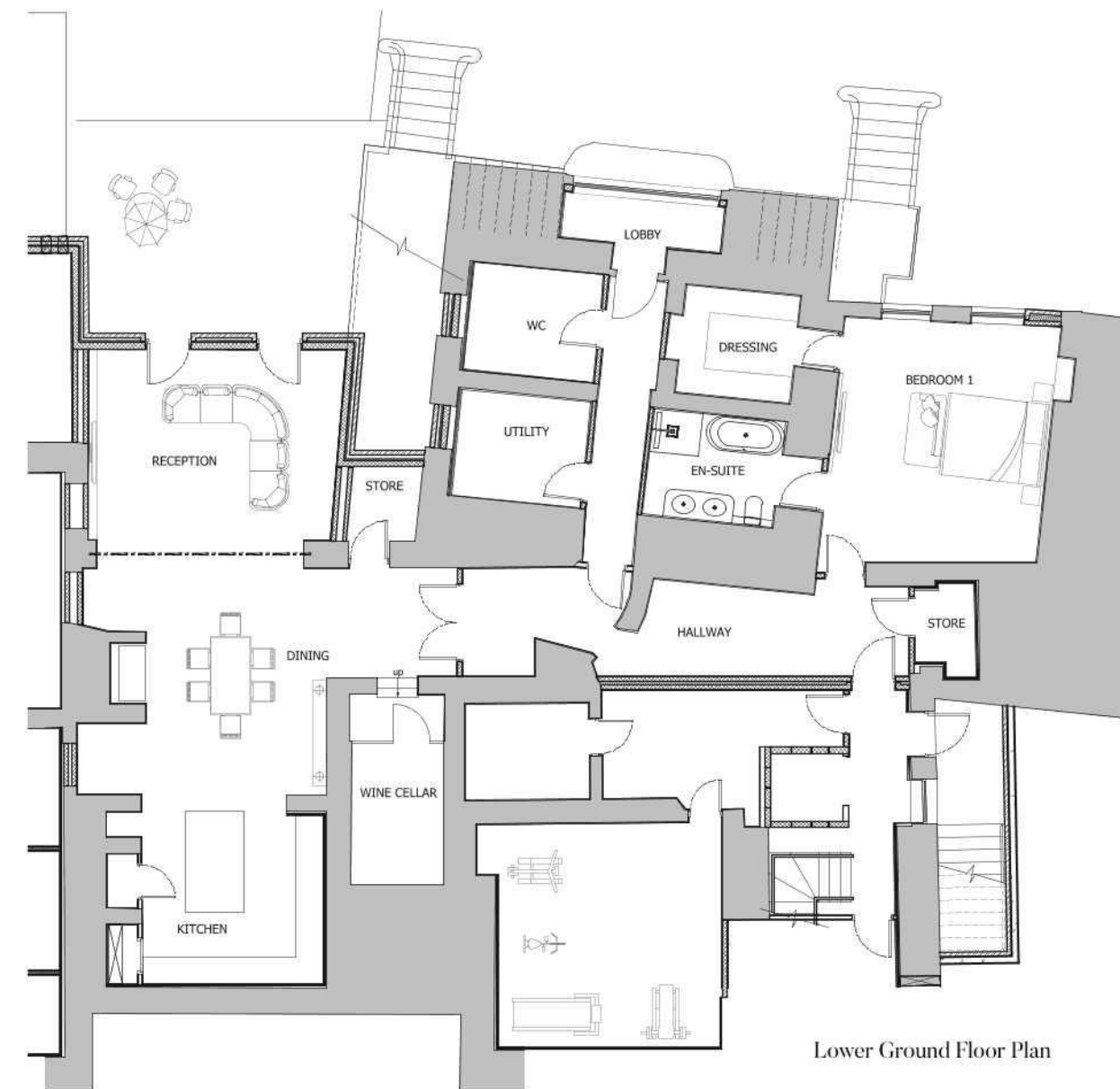






Apartment B3A

223 sq.m (2,400 sq.ft)

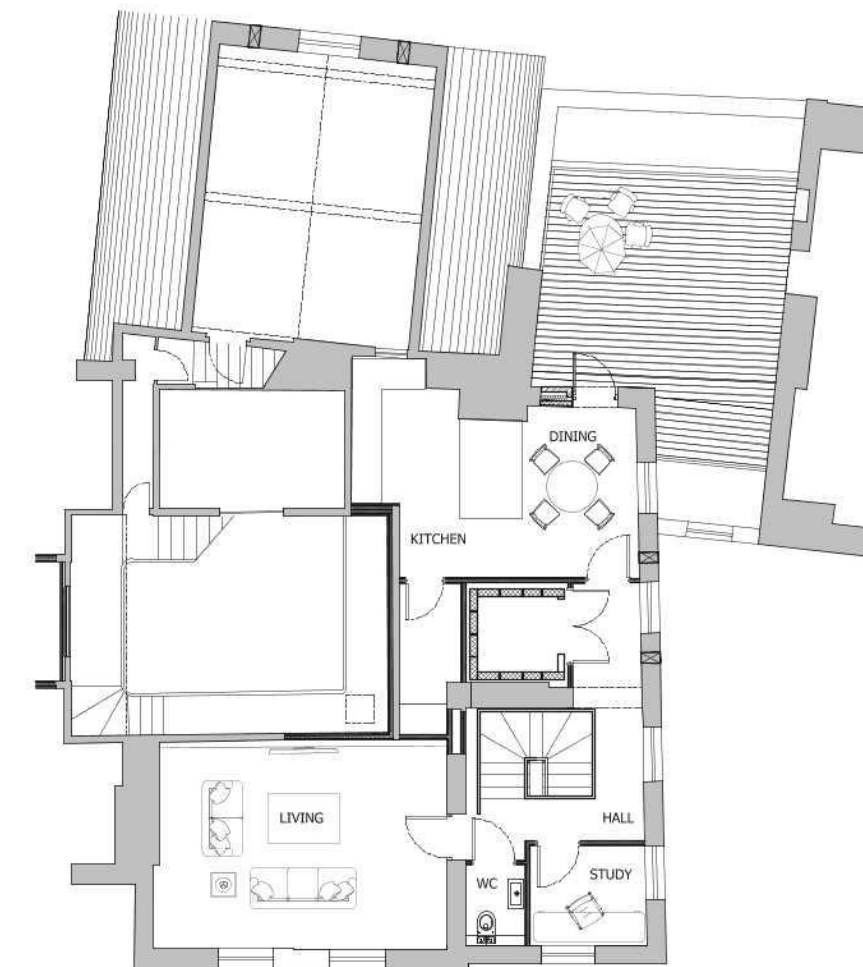
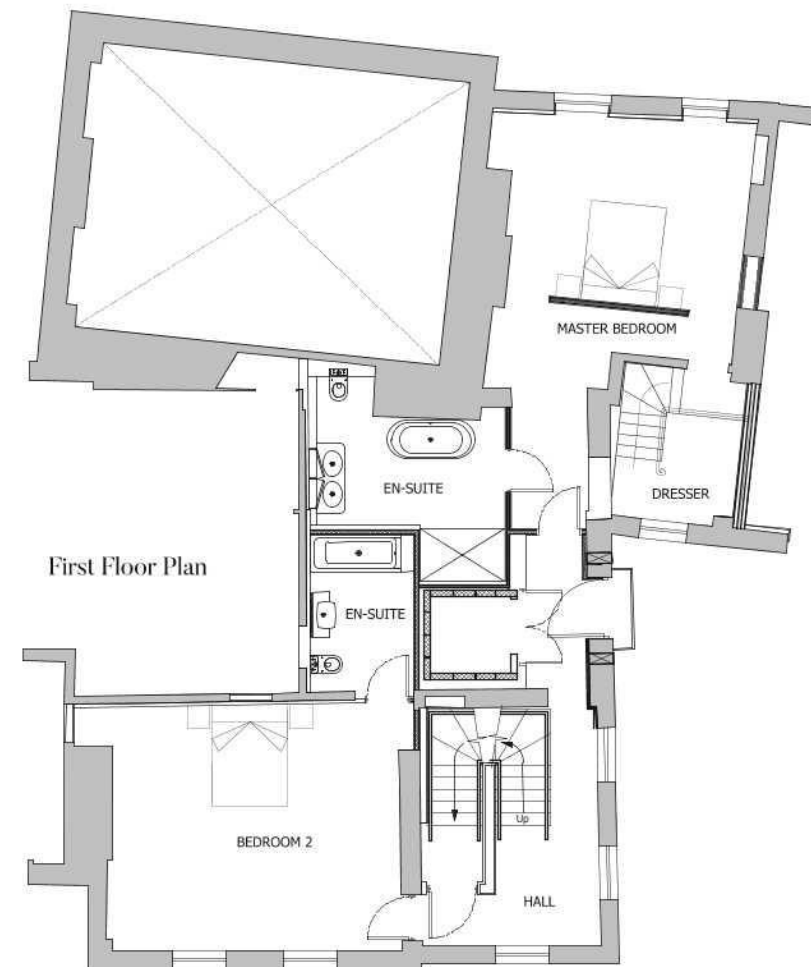


Lower Ground Floor Plan

Reception/Dining/Kitchen 14.1 x 5.5m, 46'2" x 18'6"

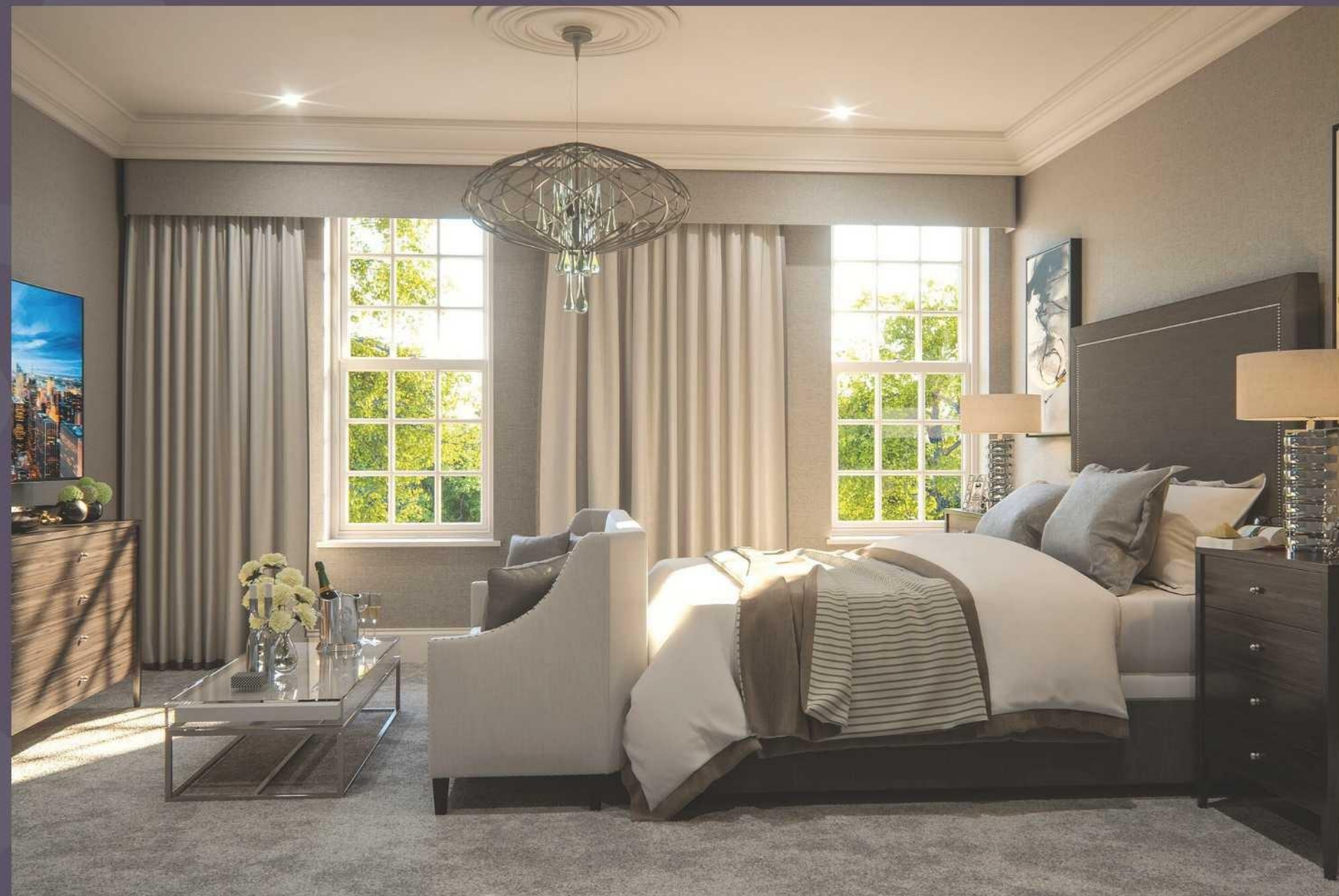
Bedroom One 5.2 x 4.8m, 17'4" x 15'9"



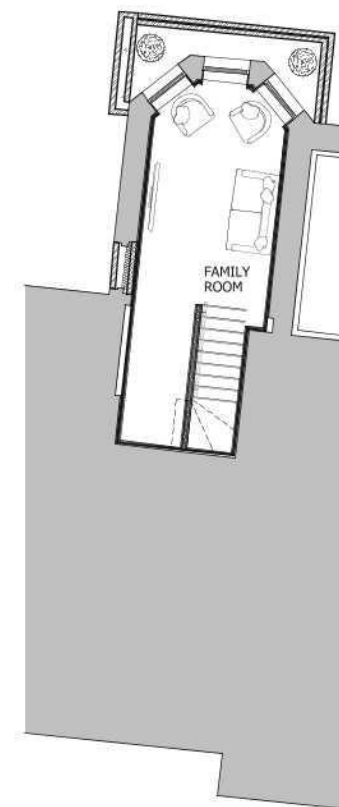


Living Room 5.7 x 4m, 18'9" x 13'4"  
 Kitchen/Dining 5.5 x 3m, 18'4" x 10'2"  
 Master Bedroom 4.7 x 4.7m, 15'7" x 15'7"  
 Bedroom Two 4.7 x 5.6m, 15'8" x 18'8"

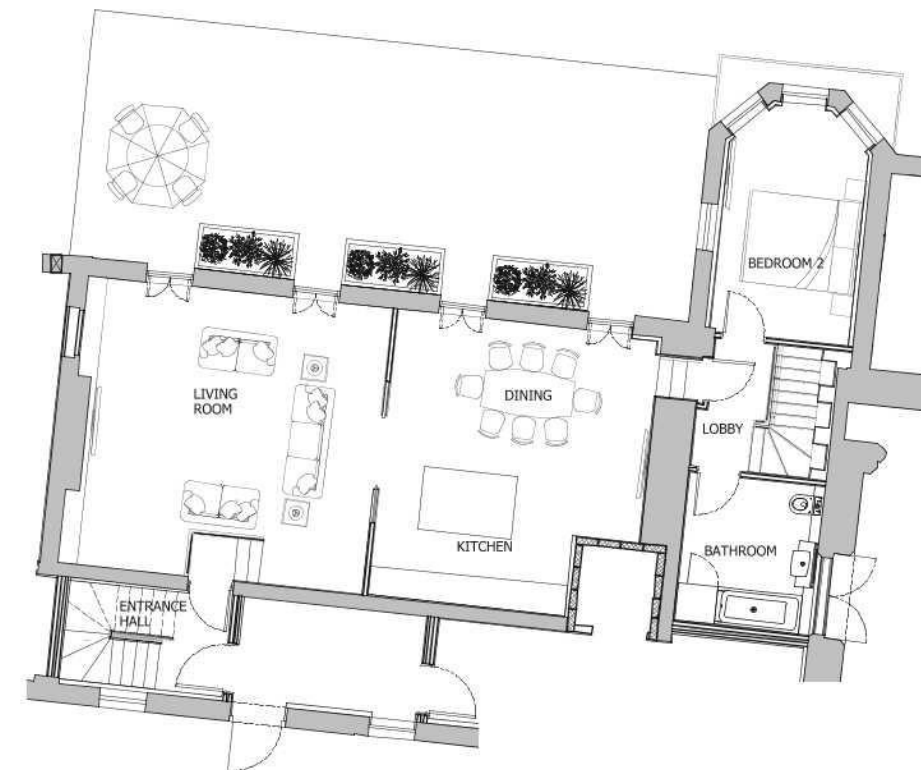




Lower Ground Floor Plan



Upper Ground Floor Plan

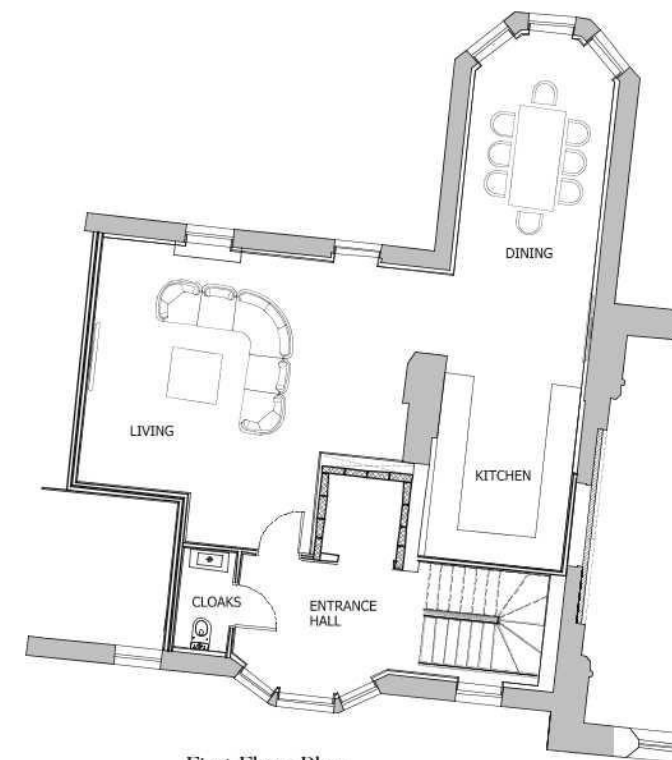


First Floor Plan



**Dining/Kitchen** 5.6 x 5.2m, 18'5" x 17'2"  
**Living Room** 6 x 5.6m, 20' x 18'5"  
**Family Room** 7.1 x 2.5m, 23'5" x 8'6"  
**Master Bedroom** 5.8 x 5m, 19' x 16'8"  
**Bedroom Two** 4.5 x 2.7m, 15'1" x 9'2"

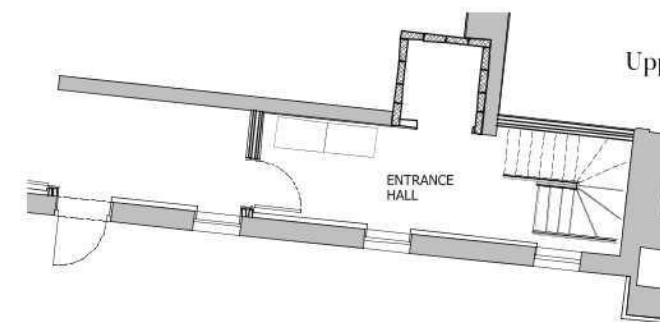




First Floor Plan



Second Floor Plan



Upper Ground Floor Plan

**Living Room** 4.8 x 6.4m, 16' x 21'1"ft  
**Dining/Kitchen** 10.5 x 2.7m, 34'6" x 9'ft  
**Gallery** 4 x 3m, 13'5" x 10'1"ft  
**Master Bedroom** 3.4 x 7.4m, 11'3" x 24'6"ft  
**Bedroom Two** 4.3 x 3.4m, 14'3" x 11'5"ft

Apartment C2

166.9 sq.m (1,797 sq.ft)





## SPECIFICATION

### Interior Finishes

- Composite oak panelled front door with security features
- Composite internal doors
- White painted skirting's and architraves
- Original windows in each apartment
- All possible architectural detail to be retained
- Chrome ironmongery
- Bespoke fitted wardrobes in all master bedrooms
- Mix of engineered wood flooring / Porcelanosa tiles in kitchen & living areas
- Quality carpet to bedrooms
- Under floor heating where possible with individual room control

### Electrical

- Bespoke lighting design to each apartment
- High quality light fittings
- Plinth level PIR lighting to bathrooms
- Television points in all relevant rooms
- Telephone points in living rooms and master bedroom
- Chrome cover plates
- CAT 6 wiring (where possible)
- Control system in main rooms
- Hardwired sound system, ceiling speakers in relevant rooms
- Air conditioning where required

### Kitchens

- High quality appliances
- Quartz/granite work tops
- Island units where applicable
- Quooker tap
- Soft closing units
- Energy efficient downlighters and under cabinet lighting
- Plinth lighting
- Fridge / Freezer
- Induction hob with extractor hood
- Stainless steel double electric oven
- Integrated Dishwasher

### Bathrooms

- Porcelanosa sanitary ware
- Marble tiles with upstand to floors
- Baths with chrome taps and shower
- Vanity units
- Mirror above vanity units
- White hand basin
- Chrome mixer taps
- Energy efficient downlights
- Tiled shower areas where possible, with glass screen
- Rain shower heads
- Chrome effect ladder style towel rail
- Ceiling speakers to master bathrooms
- 

### Basement / Lower Ground

- Plant area
- Communal gymnasium
- Store room

### Security

- Secure entry door to each apartment
- Smoke and heat detectors in each apartment
- Burglar alarm
- 10 year warranty
- CCTV cameras
- Gated entrance and exit
- Door entry system to each apartment

### The Grounds

- Terraced areas to majority of apartments
- Groundkeeper
- Landscaped gardens
- Communal 'Folly'
- Stunning countryside views





ROSARY MANOR

**STATONS**

[www.statons.com](http://www.statons.com)

020 8441 9555

