



Inspired Living

By Kelly Hoppen

What does home mean to you? A sanctuary to relax and unwind, gorgeous rooms to entertain friends or comfort and style for all the family. Maybe it's a feeling you can't quite put into words - a place you're yet to imagine. With world-class interior design by Kelly Hoppen, glittering indoor pool, amazing features and creative details. You'll experience all this and more here at 35 Circus Road.

This house makes its wow statement the minute you step through the front door. There's the gorgeous ceiling pendant pearl lights, Monpas table and signature Kelly Hoppen style stone floor and black oak-stained inlay. A large window offers the first glimpse of the beautiful tree-lined garden.

The lounge feeds the senses; bay windows bathe the room in light and the tactile textures of the Kediri silk curtains, velvet Plotrona armchairs and Louis Pootere Richeleu velours rug are plush and luxurious. Form and function combine with the platform coffee table from Kelly's collection, the La Fibule curved ended sideboard and recessed fireplace from BD Design. Lighting is placed for optimum creative effect; the stunning Conci Luce Chandelier complements Kelly's floor lamp and Steeman table lights. The Eleso blade finished in gold glass is gorgeous and glamorous.

This feeling continues through into the formal dining room. The large Alceo Apta collection oak-stained wenge table with Marly chairs create the perfect setting for entertaining. Josephine mirrors from the Luxe Agency, Arielle suspension light and textured Polidori & Barbera plaster in grey are sensational details. Exciting, vibrant and welcoming, such intelligent styling will help make your dinner parties ones to remember.

Dining Room



Front View



Lounge



“This grade II-listed property redefines luxury living. It's been carefully restored: spacious light-filled rooms integrate seamlessly with the outdoor space. Exclusive furnishings, fabrics and textures blend to create a uniquely impressive family home of exceptional quality.” Kelly Hoppen

Rear Aspect



Kitchen/family dining area



The study is exquisitely designed with a contemporary edge. The Brion Macassar desk from Andrew Martin forms the centrepiece. Bespoke floating shelves, a glass-fronted display cabinet and Conrad nickel table lamp add balance to the room. The luxurious Abruzzi semi-shag barley carpet and Carlucci Faithless curtain fabric from Jab create a rich sense of modern opulence and refinement.

Where colour blends seamlessly, you can make a bold statement with sculptural form. In the guest cloakroom, the Agape freestanding sink with Kelly's swan neck tap does just that. Vagli Calcutta square stone tiling, a Conci Luce clear glass ceiling light and polished silver-leaf plaster by Fresco completes the look.

All rooms at the back of the house offer wonderful views over the beautiful garden and patio area. The Seddon eco-roof is amazing. This covering of succulent plants improves local biodiversity, absorbs rainfall and provides thermal insulation during Winter.

In the lower ground floor, style is not sacrificed for practicality. The custom-made white gloss handless SieMatic kitchen includes Miele appliances, stainless steel SubZero fridge/freezer and island hob with the stylish retracting Gutmann extractor hood. The oak-stained flooring leads into the family dining area. Here, discover the Taylor dining table in stained wedge oak, Claridge chairs, a Porta Romana stacked pillow lamp and recessed widescreen plasma TV. Strong design details, such as the coral shapes in glass bells and chrome door handles by Richard Meier/RM Novantotto are seen throughout the house.

Bedroom one is perfect for guests. Not only does it have a delightful view of the garden, there's a Modernature bed in varnished oak palissander and a striking longlight in ivory duppon. The colour palette of this house is beautifully expressed through the Andrew Martin curtains in host mushroom, Polidori & Barbera wall finish in taupe and, in the en-suite, the Emperador coffee gloss-

finish stone.

The stunning garden lounge showcases iconic design. The floor to ceiling sliding glass wall retracts to seamlessly link the room with the outside space. The muted colour palette is seen with the Modenature panoramic domus sofa in satin suedestormy and matching lounge chair. The chic Andrew Martin Stage Lights in chrome give the space drama and sophistication. Underfoot, the Borderline leather-trimmed rug feels soft and luxurious.

You won't believe you're in central London with this tranquil and secluded garden area. Award-winning designer Laara Copley-Smith created this space exclusively for the house. It includes a lawn, with irrigation system, and a large natural stone patio area with Piet Boon furniture in solid cedar. It's the ideal chill-out space for summertime relaxing and, with discreet and fully programmable lighting, perfect for entertaining.

Garden Lounge



Seddon eco-roof



The spacious lounge features many sensational design pieces such as the DK Home oversized bronze pots with palms, All I Need day bed from Se in leather and the acrylic bubble chair from Design Shop. These elements blend curves, angles and textures to create an ideal space to lay back and relax.

The basement area is a dream space. Perfect for a morning wake-up, the atmospheric lighting and skylight reveal the shimmering bronze mosaic-lined pool in all its glory.

The surprises don't stop there. There's a purpose built gym with elite Technogym equipment and a frameless glass wall overlooking the pool, treatment room with Saturn electric treatment table upholstered in beige leather and a steam room with a floating polished stone bench.

The distinctive shower room brassware is from Kelly's exclusive bathroom collection and the changing room WC features a stunning Gessi Rettangolo chrome spout that extends from ceiling to basin. Indulge yourself everyday in an oasis of calm with your very own home spa.

Retreat to relaxing paradise. The beautiful Bocci pendant droplights in the master bedroom are like suspended twinkling jewels. Sink into the sumptuous Sipario bed from Ego or relax in the Fauteuil Charly chairs and take in the view. The Modernature wall mirror and chrome Franklin floor lamp subtly introduce contrasting materials; the overall effect is breathtaking.

In the adjacent dressing room, handcrafted sliding timber louvain doors with recessed shadow handles conceal the wardrobes.

The master en-suite bathroom is peaceful as it is practical. There are two Rifra Cerchio washbasins with wall-mounted Kelly mixer taps and a wonderfully sculptured Rifra free-standing bath

in Pietraluce. Recline and watch the TV concealed in the glass screen. Shower room fittings are from Dornbracht. The walls are clad in Arabescato stone, which adds a real luxurious feature to this room.

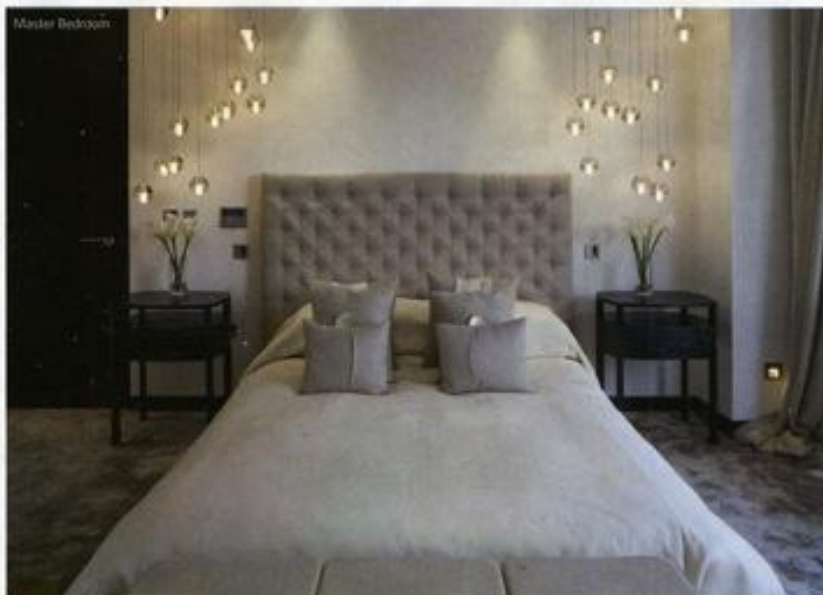
Across the hallway are bedrooms two and three. Both feel modern, luxurious and sumptuous. In bedroom two, you'll find the Modernature Reverie bed and matching clip bedside tables in oak. The Abruzzi velvet pile-art silk carpet is heavenly and is complemented by the colours, textures and detailing of the exclusive handmade curtains, cushions and bedspread.

Bathroom two has a gorgeous Rifra washbasin in light cristallo plus state of the art chrome towel rail from Hudson Reed. The polished Jura blue/grey stone gives this room a soft, restful hue.

Bedroom three has some lovely pieces: Modernature Aura bed, Casamilano Lea Chair, tabouret ron bois noir table plus a Vaughan Tall bamboo lamp in nickel. But it's the feeling of the room that makes the greatest impression. The delicate balance of style and tone creates a space that is soothing and serene.

In the cleverly arranged bathroom three is there's a handsome Duravit Vero bath with hand shower hose, Less Corian basin plus polished Thassos marble tiles.

“It's an exceptional building; beautiful and elegant, it fires the imagination and will delight for years to come.”
Kelly Hoppen



HOME LIVING

The top floor bedrooms are exquisite. There's a B&B Italia Tufty bed in bedroom four set off by a gorgeous headboard in Bareggio fabric.

Bathroom four is en-suite and comprises a Duravit Stark bath and Kelly Hoppen hand shower. The Polidori & Barbera plastered wall in white perfectly complements the Arman caffè latte polished stone to generate a mood of relaxing calm.

Bedroom five is the perfect spot to escape to. The detailing is exceptional: silk Rimo carpet. Coral Kiki Sconce lighting in white and specialist plaster in woven dark taupe. These combine with gorgeous furniture pieces such as the Canasta-Patrica Urquiolo armchair, Andaman Trapuntato bed and Orizzonti Andaman low table.

You won't want to step out of the Rain Shower Deluge in bathroom five which is complemented by wall-mounted tap spouts and the Less Corian basin.

Developed by Regal Homes www.regal-homes.co.uk. Designed by Kelly Hoppen.



Key features:

- Parking in this part of London is rare, so front forecourt parking for 2-3 cars is a great feature. Security wall and automated gates ensure additional peace of mind.
- Throughout the house, high quality technology integrates seamlessly with modern family living. Under-floor heating provides cosy comfort and for warmer days there is air-conditioning.
- Stay safe with the sophisticated security system. 24/7 360-degree house surveillance. BPT entry system and a panic button in the master bedroom.
- The house is wired for sound, audio visual entertainment and internet access at the highest specification. The command and control centre is concealed in the study allowing room-by-room programmable control.
- The Lutron lighting system allows you to personalise the ambiance for each individual room. Match mood and occasion at the touch of a button.
- Comprises 7,500 square feet of beautifully light-filled living space.