



Mulberry House, Eliot Park SE13 **£2,000,000 Freehold**

Unique and luxurious newly built detached contemporary home offering spacious well planned and proportioned interior with an ultra high end specification. Some of the many features include CP Hart sanitary ware - bespoke Biography Kitchen - bespoke Iroko staircase - Herringbone engineered oak flooring with under floor heating throughout - Lutron Lighting system throughout - Sonos sound system - bespoke joinery - oak doors and black ironmongery throughout - award winning landscape architect designed garden. The interior comprises - Formal Reception Room - Set across the entire rear of the house is the Kitchen Dining Family Room - separate Study - separate Utility Room - Ground Floor Cloaks - Fitted Master Bedroom and En-Suite - Three further Double Bedrooms and Two Bathrooms - one En-Suite. Off Road private parking. The house is built in Ibstock Staffordshire blue brick with Native English Cedar fins. Superfast broadband compatible, sky, cable and BT compatible.



ENTRANCE HALL

Bespoke Urban Entrance door. Superb and spacious Entrance Reception dominated by the bespoke Iroko Staircase with double height ceiling and roof light. Architect designed and installed by Jonathan Farnham Joinery.

FORMAL RECEPTION ROOM

Set at the front of the house this will be a tranquil cosy Living Room. Sonos surround sound speakers.

STUDY

Set at the front of the house with full height windows and doors to Juliet Balcony

KITCHEN DINING FAMILY ROOM

Spanning the entire rear of the house with full height sliding doors opening onto the landscaped gardens. Bespoke Biography fitted kitchen with integrated Bosch appliances, Elica Nikola Tesla extracting hob, black Silgranit sink unit, concrete work tops. Ample space for dining and living areas

utility room

Plumbed for washing machine and space for tumble dryer. Ample room for storage and ironing. Door to side.

CLOAKROOM

CP Hart fitted cloakroom, Kinorigo Archipietra Grigio Floor tiles.

FIRST FLOOR LANDING

Emerging from the beautiful staircase to spacious landing with roof light.

MASTER BEDROOM

Set at the rear with full height doors to Juliet balcony. Bespoke fitted wardrobes architect designed and fitted by Jonathan Farnham into the dressing area.

ENSUITE BATHROOM

Beautifully fitted and equipped by CP Hart with Crittal style shower screen. Kinorigo Agrarian Oyster floor and wall tiles.

BEDROOM TWO

Again set at the rear with full height sliding windows

ENSUITE SHOWER ROOM

Fitted and equipped by CP Hart with Crittal style shower screen. Kinorigo Agrarian Oyster floor and wall tiles.

BEDROOM THREE

Full height windows to the front with sliding doors to Juliet balcony

BEDROOM FOUR

Full height windows with sliding doors to Juliet balcony

FAMILY BATHROOM

Luxuriously fitted and equipped by CP Hart with Kinorigo Archipietra Grigio wall and floor tiles

EXTERIOR - The plot size is 520sqm

North west facing sunny secluded garden designed by Chelsea Flower Show award winning landscape architect with grey granite pathways and terracing. British native hardwood palisade fencing. To the front is a cobbled driveway with off street parking. Tesla charging point.

Two living green roofs and living green flank wall.

