

AUCOOT



ADDRESS
Bavaria Road, London N19

PRICE
£1,000,000

DESIGNER
Casa Botelho

INFORMATION

At the heart of the space, soaring ceilings over 6m high frame four elegant arched sash windows, flooding the interior with south-facing natural light. The bespoke kitchen, crafted by Barnaby Reynolds, showcases exquisite attention to detail with Plywood finishes, complemented by custom joinery throughout. The apartment is unified by resin flooring with underfloor heating and exposed brickwork, balancing industrial textures with a refined, polished aesthetic.

A folded iron staircase by Webb Yates anchors the space, acting as a striking architectural feature. It leads to the award-winning mezzanine level, which overlooks the main living area. This elevated space functions as an additional living area or second bedroom, making it ideal for guests or flexible use.

Lighting by Schwung, a Polish design house, adds an understated elegance, complementing the apartment's minimalist aesthetic. The bathroom continues this thoughtful design approach, combining bespoke woodwork, a roll-top bath, and a walk-in shower, all designed with a meticulous eye for detail.

A second floating staircase leads to the principal suite, a calm and light-filled retreat with Scandi-inspired interiors. A frosted window subtly diffuses natural light, creating a tranquil atmosphere, while a floating fireplace introduces a cosy, intimate feel. Custom cabinetry in white ash plywood, finished with Buster + Punch ironmongery, highlights the exceptional craftsmanship seen throughout the home. Plumbing has also been installed, allowing for the addition of a WC on this level if desired.

SERVICE CHARGE

£3000 per annum

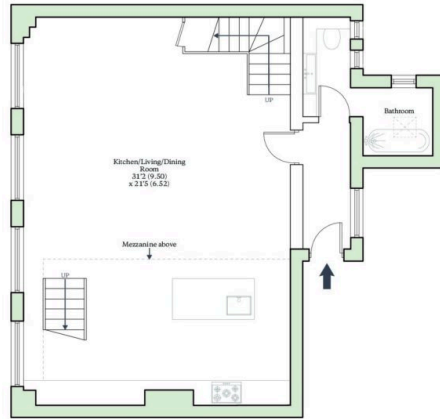
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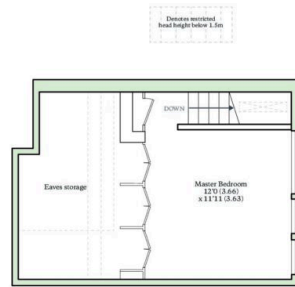




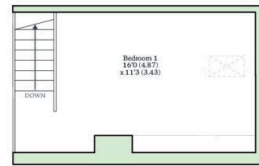
BAVARIA ROAD, LONDON, N19
Total Internal Area = 1296 sq ft / 120.4 sq m (approx.)
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



MEZZANINE

AUCOOT
RICS Property Measurements Standard

