



SHELDON AVENUE

HIGHGATE N6

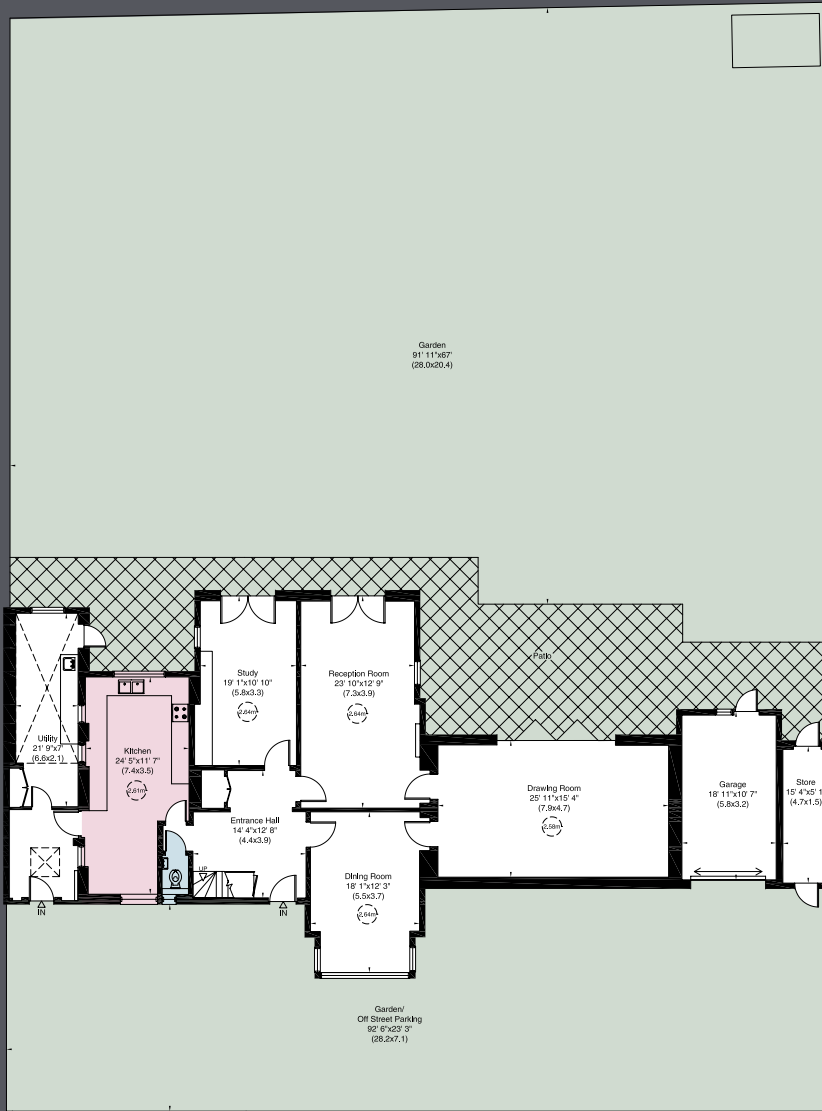


A CHARMING THREE STOREY DETACHED FAMILY HOUSE LOCATED ON
THIS ENVIABLE ROAD ADJACENT TO KENWOOD, BETWEEN
HIGHGATE AND HAMPSTEAD VILLAGES.

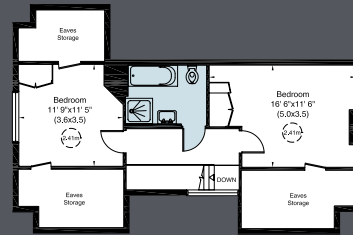
Gross Internal Area (approx.)

397 sq m (4,271 sq ft) Including Garage, Store, Partly Converted Room and Eaves storage

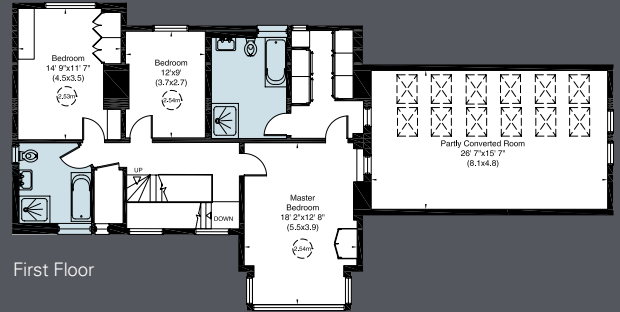
310 sq m (3,337 sq ft) Excluding Garage, Store, Partly Converted Room and Eaves storage



Ground Floor



Second Floor



First Floor

The house comprises 3,337 square feet (310 sq. m.) and is set back from the road on a double width plot. Benefitting from having a driveway with parking for several cars to the front and a delightful 91' wide rear garden.

NB: Planning consent was granted in March 2017 for the erection of a part one/part two storey side and rear extension together with alterations to the front, including a dormer extension and rearrangement of fenestration. Further details upon request.



Accommodation

Entrance Hall • Guest WC • Drawing Room • Reception Room • Dining Room • Study
Kitchen/Breakfast Room • Master Bedroom Suite Comprising Bedroom/Dressing
Room & Bathroom • Four Further Bedrooms • Two Further Bathrooms • Coats
Cupboard • Secondary Access/Boot Room • Utility Room • Partly Converted First Floor
Loft Room • Eaved Storage • Exterior Storage • Garage • Front Garden with Driveway
which provides Off Street Parking • 90' x 67' Rear Garden

Terms

Tenure: Freehold
Guide Price: Upon Application

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Brochure and Photography by **capitalgroup** 020 8671 5448



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