



SHELDON AVENUE, **KENWOOD, N6**



In one of the favoured Kenwood roads, an immaculately presented detached family house comprising approximately 5260 square feet (489 square metres), set back from the road behind gates.

This exquisite home which was comprehensively renovated and remodelled by the current owners in 2015/16 offers a rare opportunity in the area to purchase a turn-key property of this size

Arranged predominantly over three floors, the generously proportioned accommodation offers fantastic lateral space and unusually high ceilings for a property of this period. Features include an impressive entrance hall with a stunning staircase, an expansive kitchen/breakfast/dining room and an indulgent principal suite with dressing room and bathroom. The house also provides a further six bedrooms, one with an en-suite plus two separate family bathrooms. A seventh bedroom on the top floor could be utilised as a further playroom, media room or gym or could be adapted and would be ideal for a nanny or au pair.

GUIDE PRICE £6,250,000

SOLE SELLING AGENT

FREEHOLD

Externally there is a beautifully landscaped, 100' south easterly facing garden with paved and lawned areas which extends from the rear, with a delightful, almost rural, open aspect overlooking allotments. To the front there are two gated driveways. One provides off street parking for three to four cars, the other leads to a double length garage, with additional parking to the front.

Sheldon Avenue is a quiet residential turning close to Kenwood House and Hampstead Heath, located between Highgate & Hampstead and Hampstead Villages and within walking distance to Highgate, Channing and numerous other schools available for all ages.

ACCOMMODATION & AMENITIES

VESITIBULE, ENTRANCE HALL, TWO GUEST WC'S, DRAWING ROOM, FAMILY ROOM, STUDY, KITCHEN/BREAKFAST/DINING ROOM, PRINCIPAL SUITE WITH ENSUITE DRESSING ROOM AND BATHROOM, SIX FURTHER BEDROOMS, ONE WITH AN EN-SUITE PLUS TWO FAMILY BATHROOMS, BEDROOM SEVEN WITH KITCHENETTE/PLAYROOM/MEDIA ROOM OR GYM (COULD EASILY BE ADAPTED FOR A NANNY/AU PAIR, SEPARATE UTILITY ROOM.

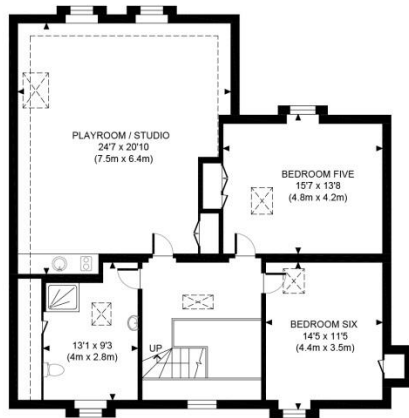
INTEGRATED SMART HOME SYSTEM AND CAT6 CABLING, CCTV CAMERAS AND VIDEO ENTRY ARE ACCESSIBLE VIA APP, SOUTH EASTERLY GARDEN, GATED PARKING LEADING TO A DOUBLE LENGTH GARAGE PLUS GATED OFF STREET PARKING FOR ADDITIONAL VEHICLES.



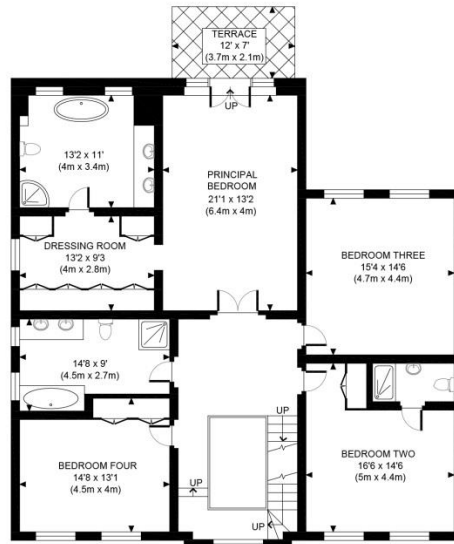




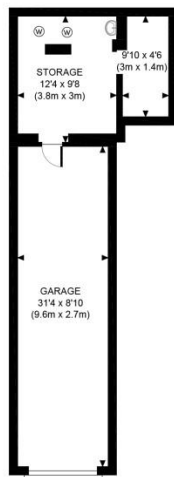




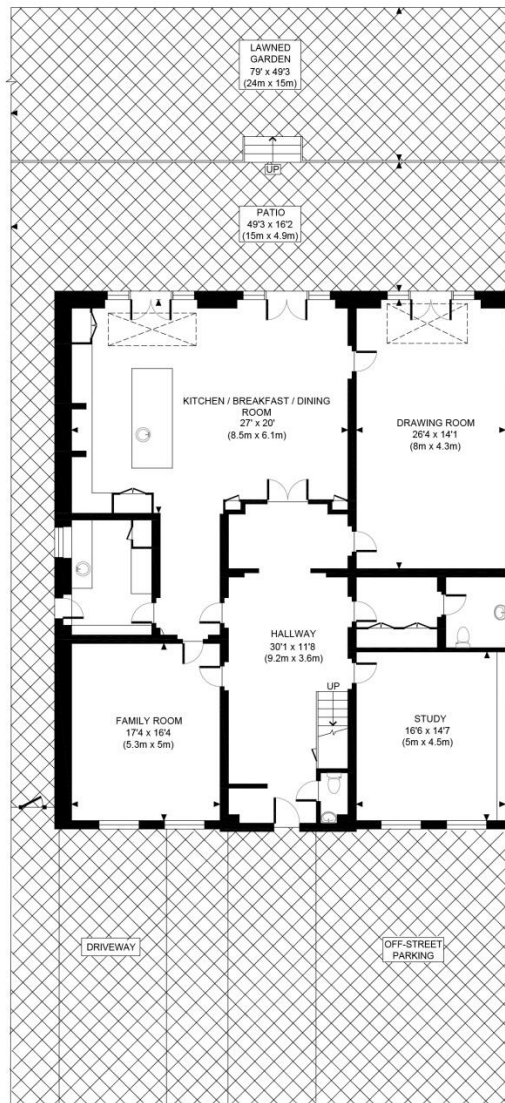
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1190 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1692 SQ FT



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 449 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2209 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 5540 SQ FT / 515 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 5260 SQ FT / 489 SQM
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 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should
 conduct a careful, independent investigation of the property in respect of monetary valuation





