NICE PLACE, COMPTON AVENUE, N6 4LH

glentree
INTERNATIONAL

"A UNIQUE OPPORTUNITY TO BUILD A SUPER MANSION SET IN A TRANQUIL CUL DE SAC IN KENWOOD, OVERLOOKING HIGHGATE GOLF COURSE WITH 24 HOUR SECURITY FACILITIES"

NICE PLACE,COMPTON AVENUE, N6

SOLE AGENTS



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INTERNATIONAL

020 8458 7311
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NICE PLACE,
COMPTON AVENUE,N6
GUIDE PRICE £15,000,000

This is a rare freehold site of 0.82acres (0.332hectares), located at the left-hand end of Compton Avenue, Kenwood N6, facing west, with its side elevation directly overlooking Highgate Golf Course with current planning consent to build a brand new super mansion of 32,120sqft (2,984sqm) which is current for just under three years.



Compton Avenue is a leafy cul-de-sac, off Hampstead Lane, Kenwood, which links Highgate to Hampstead and to the south, central London.



It has become the most cherished, prestigious residential address in this much sought-after residential area and of particular advantage to HNW (High Net Worth) residents is the 24hr security at the top of the road, which in today's world, is an important amenity.

At the lower end of the road is Highgate Golf Course with its rolling hills and a short walk from the top of the road is Kenwood and Hampstead Heath where there are 900 acres of green open spaces and woodland for outdoor recreation.

Compton Avenue is nestled between the medieval villages of Hampstead and Highgate which are brimming with eclectic shops, restaurants, and transport facilities.

Within a short walking distance is Highgate School (amongst others) which is one of the best facilitated places of learning, for primary and secondary education regardless gender, with its 75acres of recreational space and as such, is probably unique in any metropolis in the world.

Plenty of public transport is available on Hampstead Lane and Brent Cross Shopping Centre is within a 10min drive and a private/commercial airport at Luton, is within 35mins by car.

Central London is approx. 4 miles to the south of this location, and it could take between 15/30mins to get there, depending on traffic.

Without question, discerning families from the UK and internationally, will pay a premium price for this location given that with this size of land and the current planning consent granted on 28 June 2023 (and has three years to run) to build a super-mansion of circa 32,120sqft (2,984sqm), when built will be a super mansion which effectively be a cross between a town house and a country estate. This is perhaps, one of the many reasons why London is 'the greatest city on earth'!

The setting is tranquil, quasi-rural and birdsong from the many ornithological species, could be the loudest sound to be heard.

The Property

As can be seen from the elevations attached, the newly built property has a very desirable brick façade with stone detailing and a grand portico which leads to a stately entrance to the property.

The dimensions of the site itself are such that the rear garden extends meaningfully to the rear boundary which accentuates its size and is one of the largest plots in the road and area.

The Description of the Newly Constructed Property of 32,120sqft (2,984sqm)

The newly constructed super-mansion, when built, will be one of the largest freehold properties in London. The ceiling heights are generous, and the property is designed over five floors. The extensive indoor Swimming Pool has a double-height ceiling which is circa 22ft (6.70m) and adds to the grandeur and drama of this important space.

There is an array of stately Reception rooms, Galleried landings (stretching over five floors), with double Principal Bedroom Suites which is extensive to say the very least.

In addition to the large Kitchen/Breakfast area, there is a Catering Kitchen, formal entertaining with a Dumbwaiter connecting the two.

There are additional storerooms in the basement area which can be turned into Reception rooms reasonably easily.

As a result of discussions with the professionals, if the incoming purchaser wanted to modify some of the internal design arrangements, this could be perfectly possible.

The views over the golf course will be quite extraordinary.

Accommodation

- In-and-Out Security Gates and sweep drive which leads to the grand entrance.
- An extraordinarily large, double Principal Bedroom Suite with duplicate Dressing Room and Office
- 5 further spacious Guest/Family Bedroom Suites, with a large Pyjama Lounge on the second floor
- Large formal majestic Drawing Room/Salon
- Family Room
- Study
- Children's Study
- Formal Dining Room
- Huge Kitchen/Breakfast Room
- Grand Entrance Hall with approx. 50'+ galleried landing
- Huge Swimming Pool with double-height ceiling with Wellness Suite, Jacuzzi, Exercise Studio, Gymnasium, Changing Rooms, Treatment/Massage Room, Salon, Steam Room, Sauna/Pool Bar with Reception Area
- Wine Cellar
- Games/Club Room
- Private Cinema
- Utility/Laundry Room
- Staff Quarters/Chauffeur's Room
- Additional Storerooms
- Catering Kitchen with Dumbwaiter
- 2 separate staircases – one which is galleried to five floors.
- Passenger Lift to all floors
- Car lift with turntable for 7 or 8 cars

Once fully constructed, this property will be one of the largest in London and probably in one of the most tranquil and desirable settings.

Planning Consent

Currently, there is a derelict house on the site which will be demolished in favour of a new construction of 32,120sqft (2,984sqm) where a super-mansion on 5 floors, will be built.

The appointed planning consultants,
Emma McBurney, E: emma@mbaplanning.com; M: +44 (0)7899 968931 and Michael Burroughs, E: michael@mbaplanning.com; M: +44 (0)7825 180175 have summarised below the planning brief and the details of the planning consent for the demolition of the existing house to be subsequently replaced with a super-mansion which was granted originally in September 2014 and has just been renewed on 28 June 2023 and this remains current for three years – see Planning Brief below.)

1. Nice Place is a large 2-storey detached house located at the end of the gated private cul-de-sac sac Compton Avenue shown on the plan below.



2. It has been extended and altered substantially. It has a large pool house in the rear garden.





3. It is within the Highgate Conservation Area but is not listed, locally listed or identified as a positive contributor in the Appraisal and Management Plan.

4. Planning consent 2014/1901 was granted for its demolition and replacement in September 2014. In August 2017, LDC 2017/2442 issued that certified works as part of application reference 2014/1901 had commenced and so that consent remains extant.

5. The original house was unaffected by the implementation works and is still in place. It is hard to see from Hampstead Lane because of distance, the downhill slope of the road, the obstruction of the barrier and the security office at the start of the road and the curve in the road.

6. On 28 June 2023 planning permission was granted under application reference HGY/2023/4048 for Demolition of existing dwelling and erection of a replacement dwelling with rooms in the roof and basement (renewal of extant scheme - HGY/2020/1104).

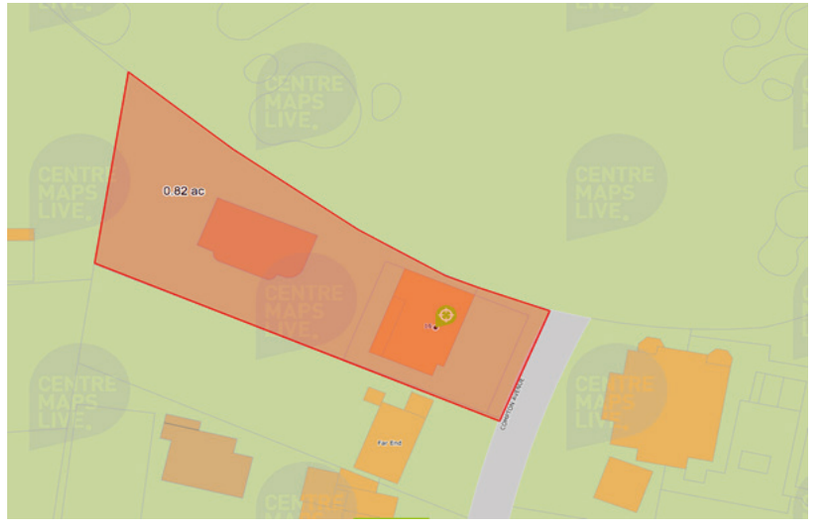
7. A copy of the approved drawings can be accessed using the following link: https://mbaplanning-my.sharepoint.com/:f:/p/emma/EtofVN_nfbNFjG8bCtXAHr0B4TP_xXOHI7uMAfjjzJw3JQ?e=WQgD-yc

8. The consented house has a gross internal area of 32,120.6sqft (2,984.1sqm):

- Basement -2: 10,446sqft (970.5sqm)
- Basement -1: 9,639sqft (895.5sqm)
- Ground Floor: 5,316sqft (493.9sqm)
- First Floor: 3,765sqft (349.8sqm)
- Second Floor: 2,954sqft (274.4sqm)

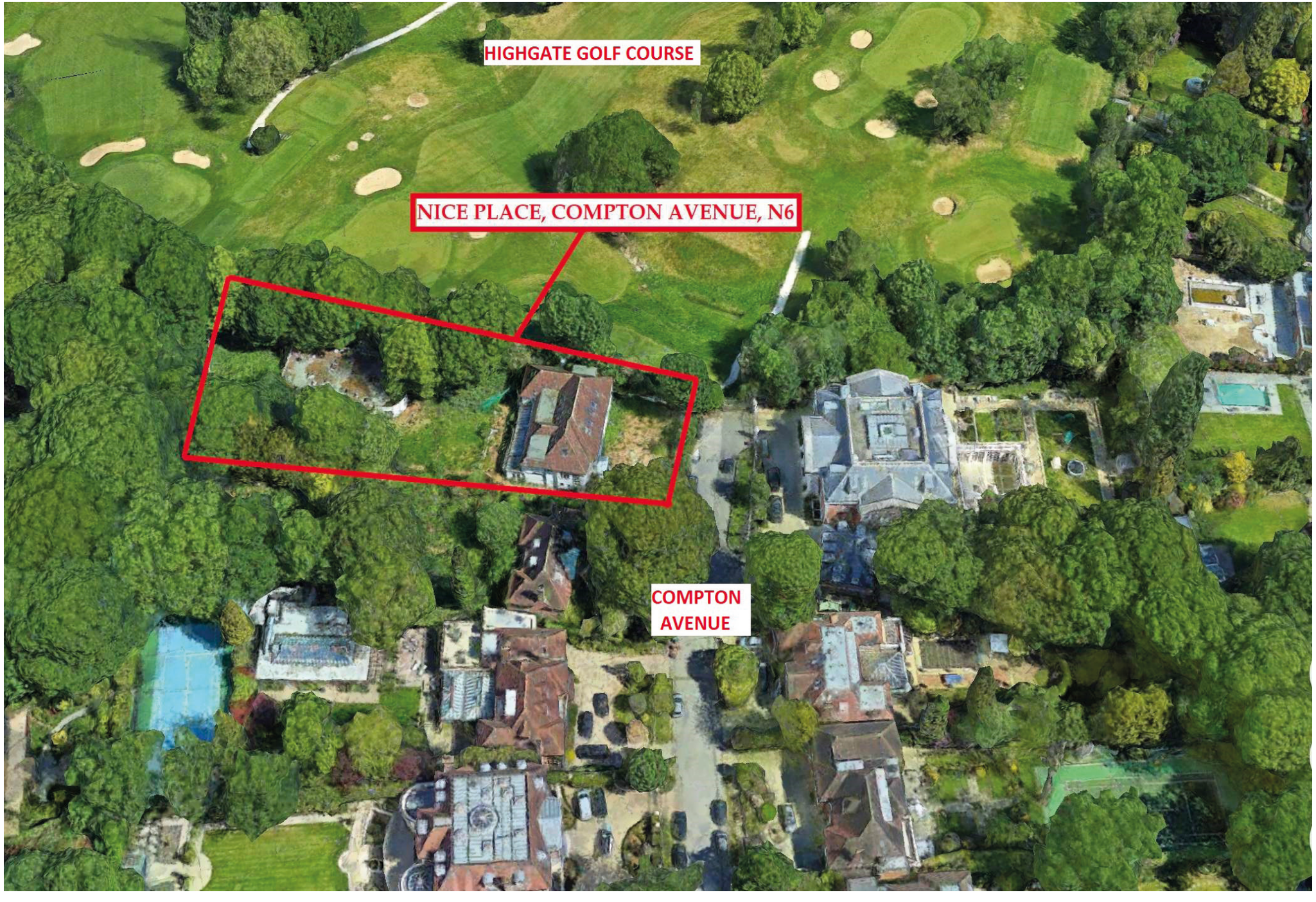
9. It stands on a 0.82acre plot that is larger than most in the road, with its northern boundary adjoining Highgate Golf Club and its western boundary at the rear of the large gardens in Courtenay Avenue.

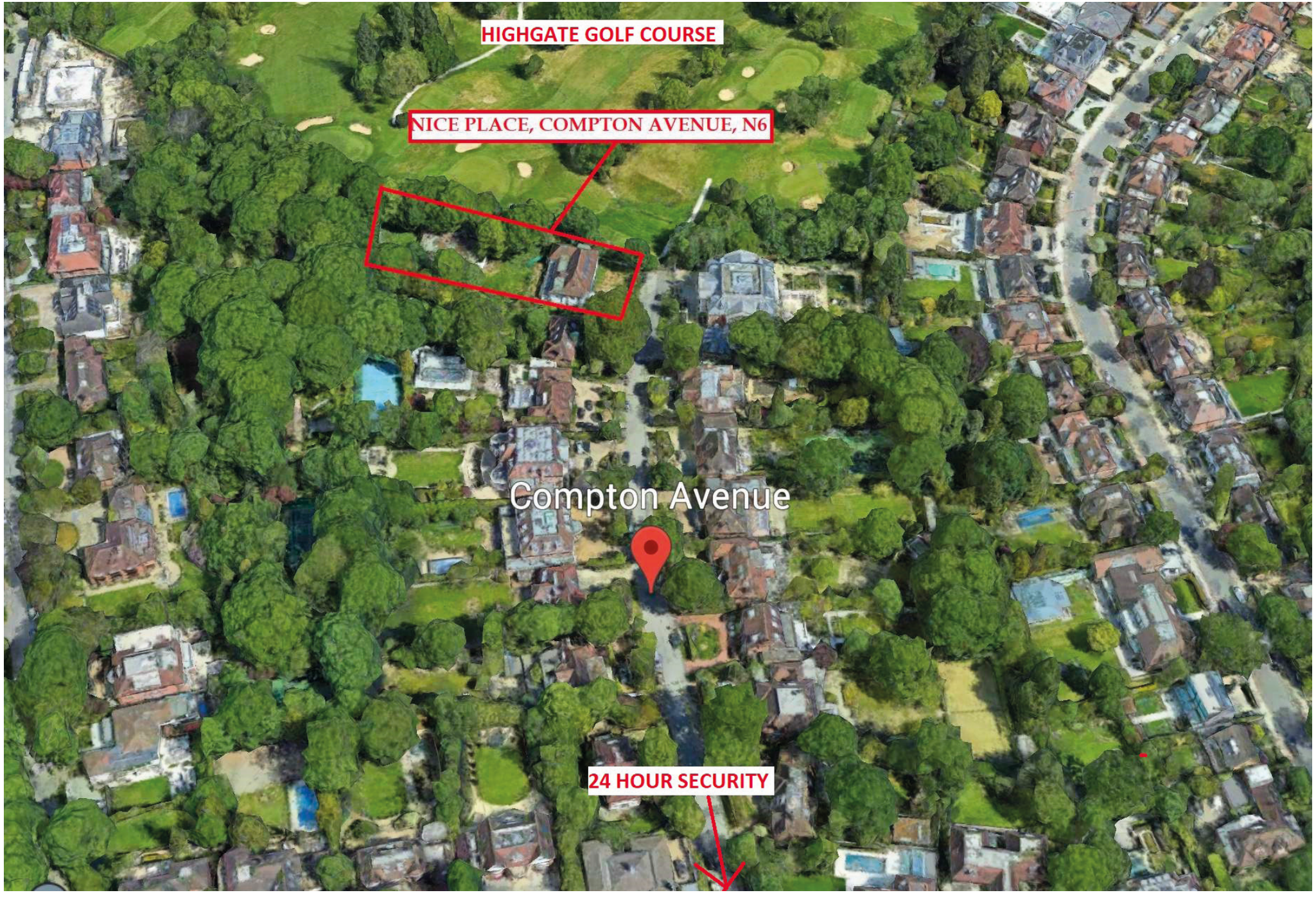
10. There are trees on the site that are protected by the Compton Avenue blanket TPO that are unaffected by the permitted scheme.



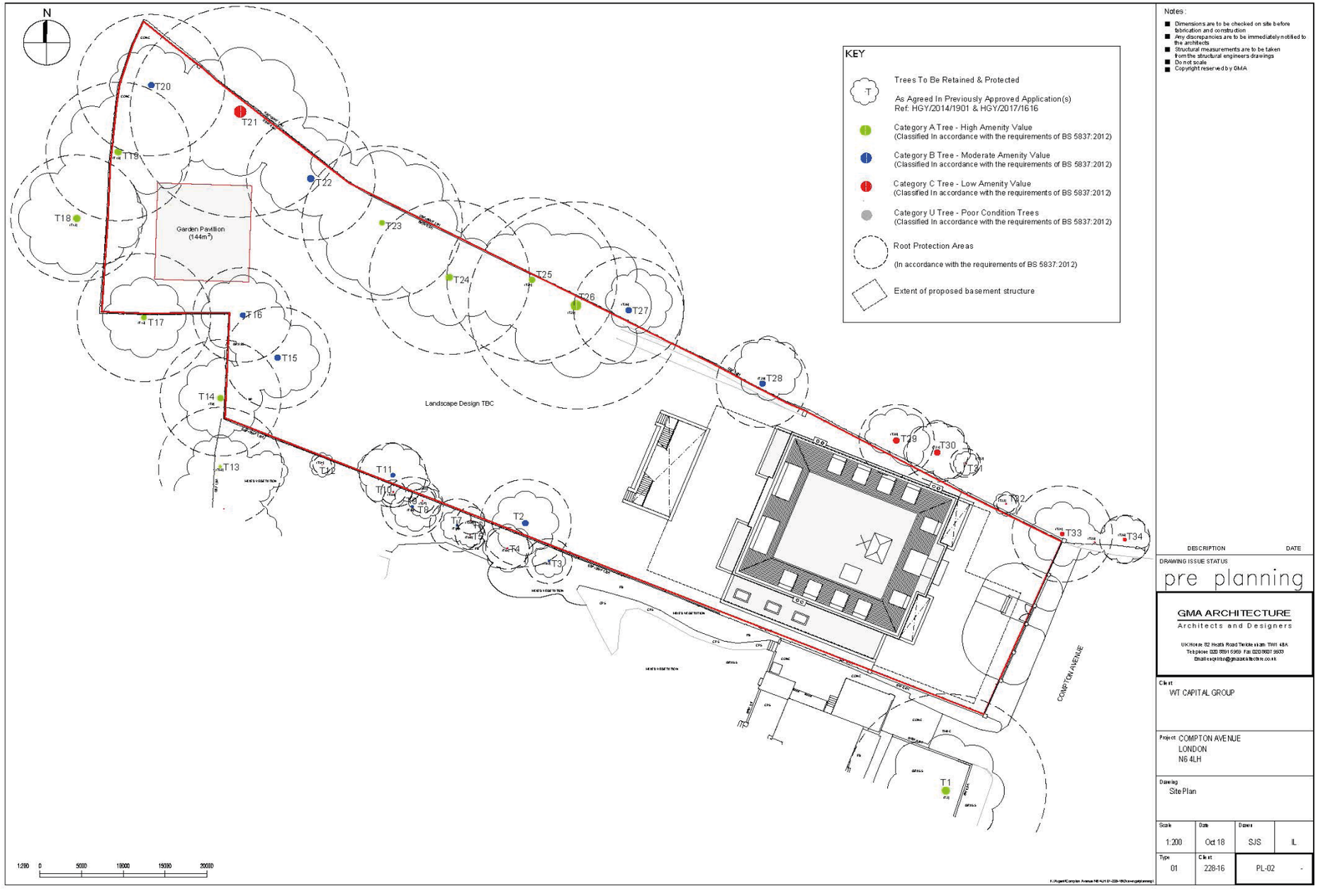





HIGHGATE GOLF COURSE
NICE PLACE, COMPTON AVENUE, N6
COMPTON AVENUE


HIGHGATE GOLF COURSE
NICE PLACE, COMPTON AVENUE, N6
Compton Avenue
24 HOUR SECURITY

NICE PLACE,COMPTON AVENUE,N6
SITE PLAN



Notes:

- Dimensions are to be checked on site before fabrication and construction
- Any discrepancies are to be immediately notified to the architects
- Structural measurements are to be taken from the structural engineers drawings
- Do not scale
- Copyright reserved by GMA

DESCRIPTION	DATE

DRAWING ISSUE STATUS

pre planning

GMA ARCHITECTURE
Architects and Designers
UK House, 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5969 Fax 020 8607 9630
Email enquiries@gmaarchitects.co.uk

Client: VVT CAPITAL GROUP

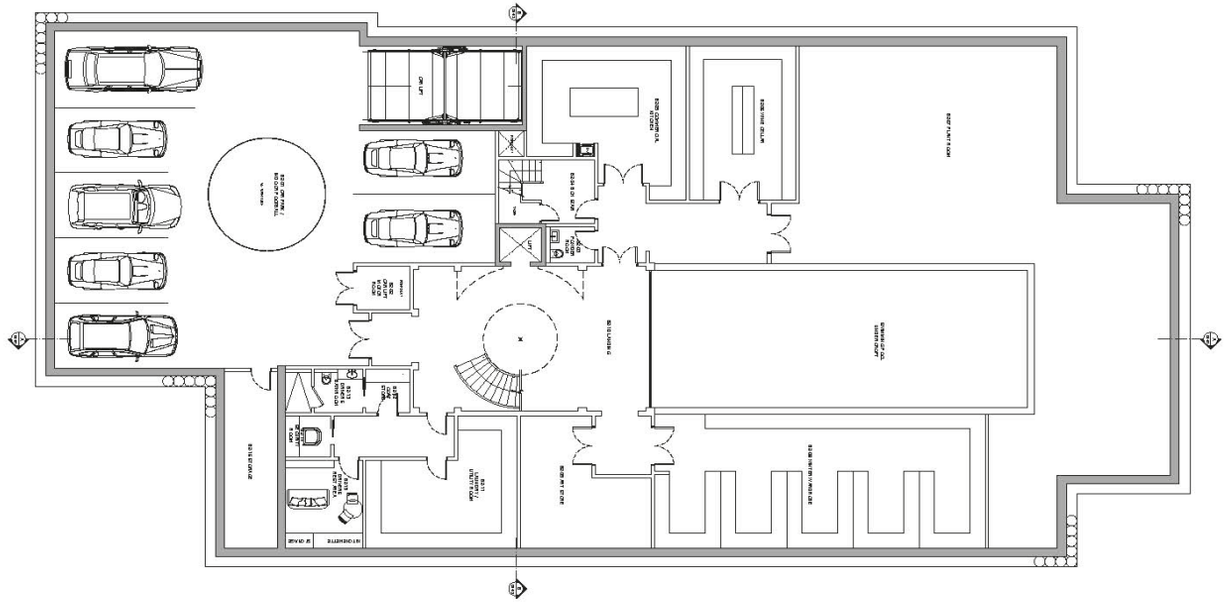
Project: COMPTON AVENUE
LONDON
N6 4LH

Drawing: Site Plan

Scale	Date	Drawn	
1:200	Oct 18	SJS	IL

Type	Client		
01	228-16	PL-02	-

NICE PLACE,COMPTON AVENUE,N6
LOWER BASEMENT PLAN



Proposed Basement -2 Plan
Scale 1:100

1:100 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

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Gross Internal Area - 952.7m²

DESCRIPTION	DATE

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Architects and Designers
UK House 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5959 Fax 020 8607 9693
Email enquiries@gmaarchitects.co.uk

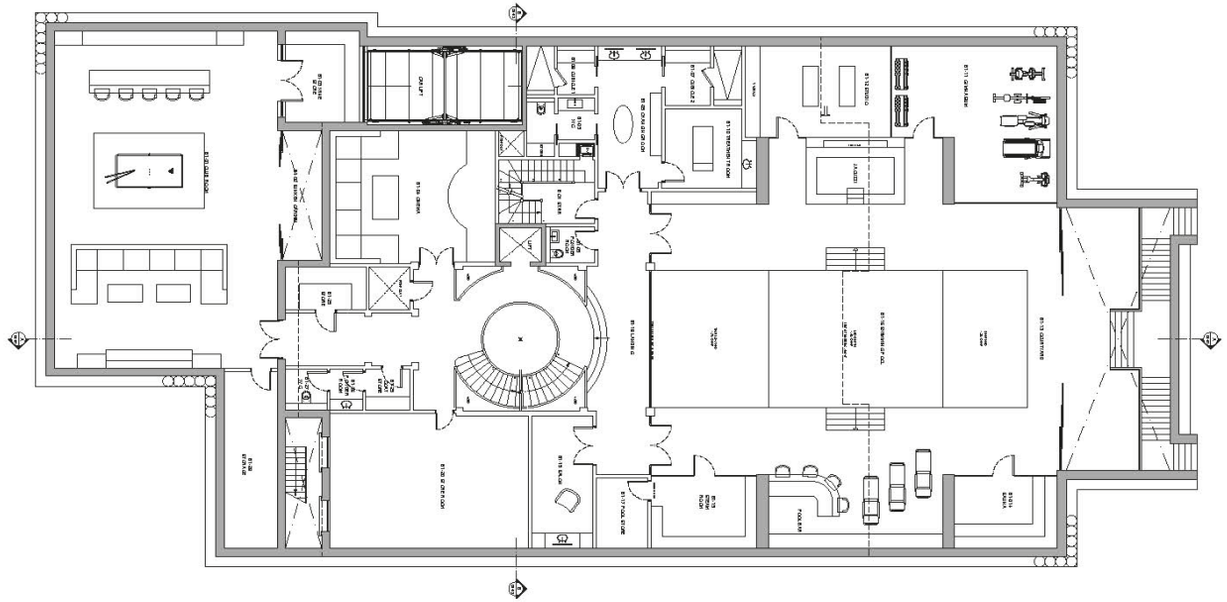
Client
VVT Capital Group

Project Nice Place
Compton Avenue
London

Drawing
Basement Plan -2

Scale	Date	Drawn	
1:100 @A1	August 18	SJS	IL
Type 01	Client 226-16	PL-03	-

NICE PLACE,COMPTON AVENUE,N6
UPPER BASEMENT PLAN



Proposed Basement -1 Plan
Scale 1:100

1:100 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

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Gross Internal Area - 881.4m²

DESCRIPTION	DATE

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Architects and Designers
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Telephone 020 8891 5959 Fax 020 8607 9693
Email enquiries@gmaarchitects.co.uk

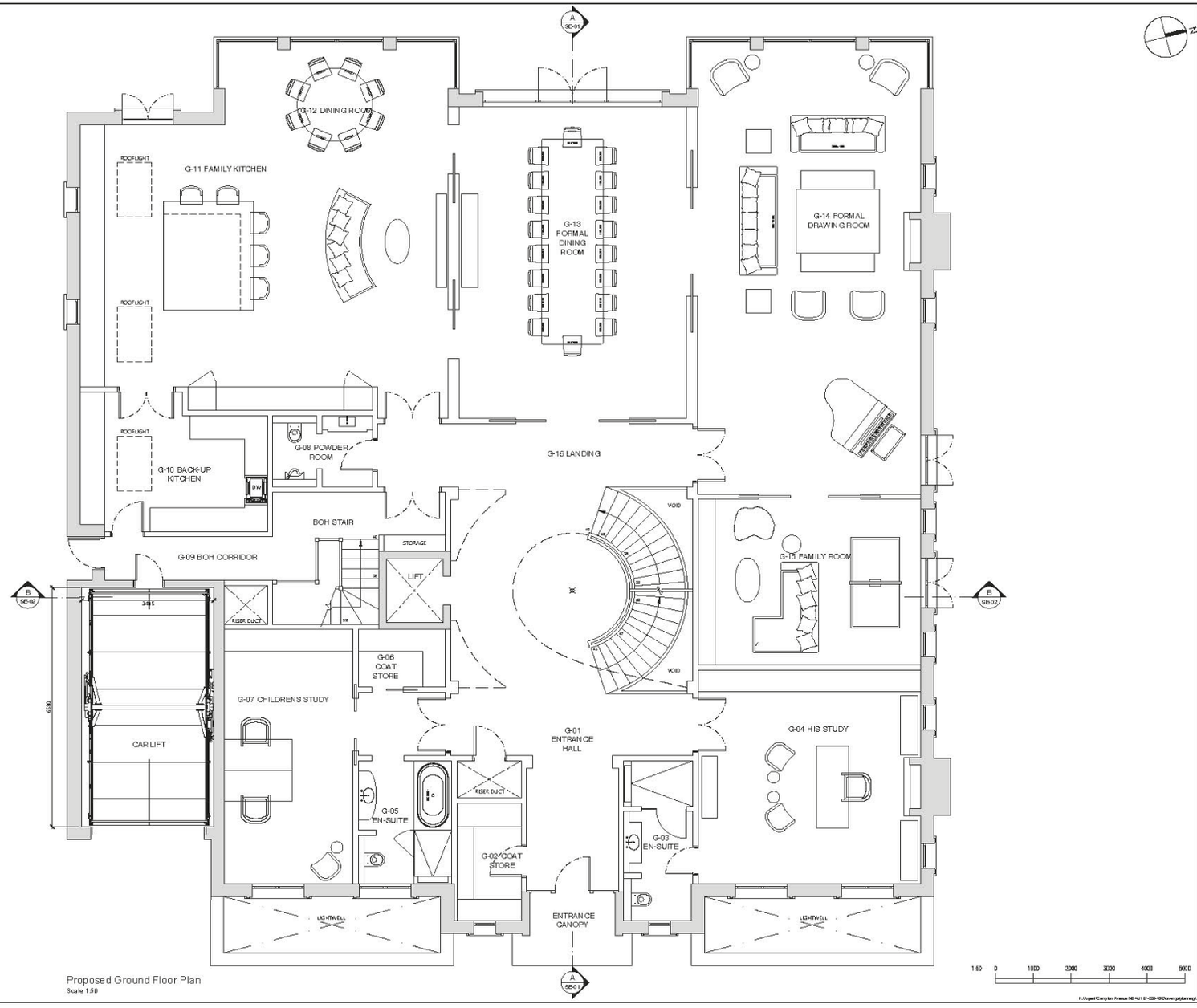
Client
VVT Capital Group

Project Nice Place
Compton Avenue
London

Drawing
Basement Plan -1

Scale	Date	Drawn	
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Type	Client	PL-04	-
01	226-16		

NICE PLACE,COMPTON AVENUE,N6
GROUND FLOOR PLAN



Proposed Ground Floor Plan
Scale 1:50

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Gross Internal Area - 466.4m²

DESCRIPTION	DATE

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Architects and Designers
UK House, 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5959 Fax 020 8607 9693
Email enquiries@gmaarchitects.co.uk

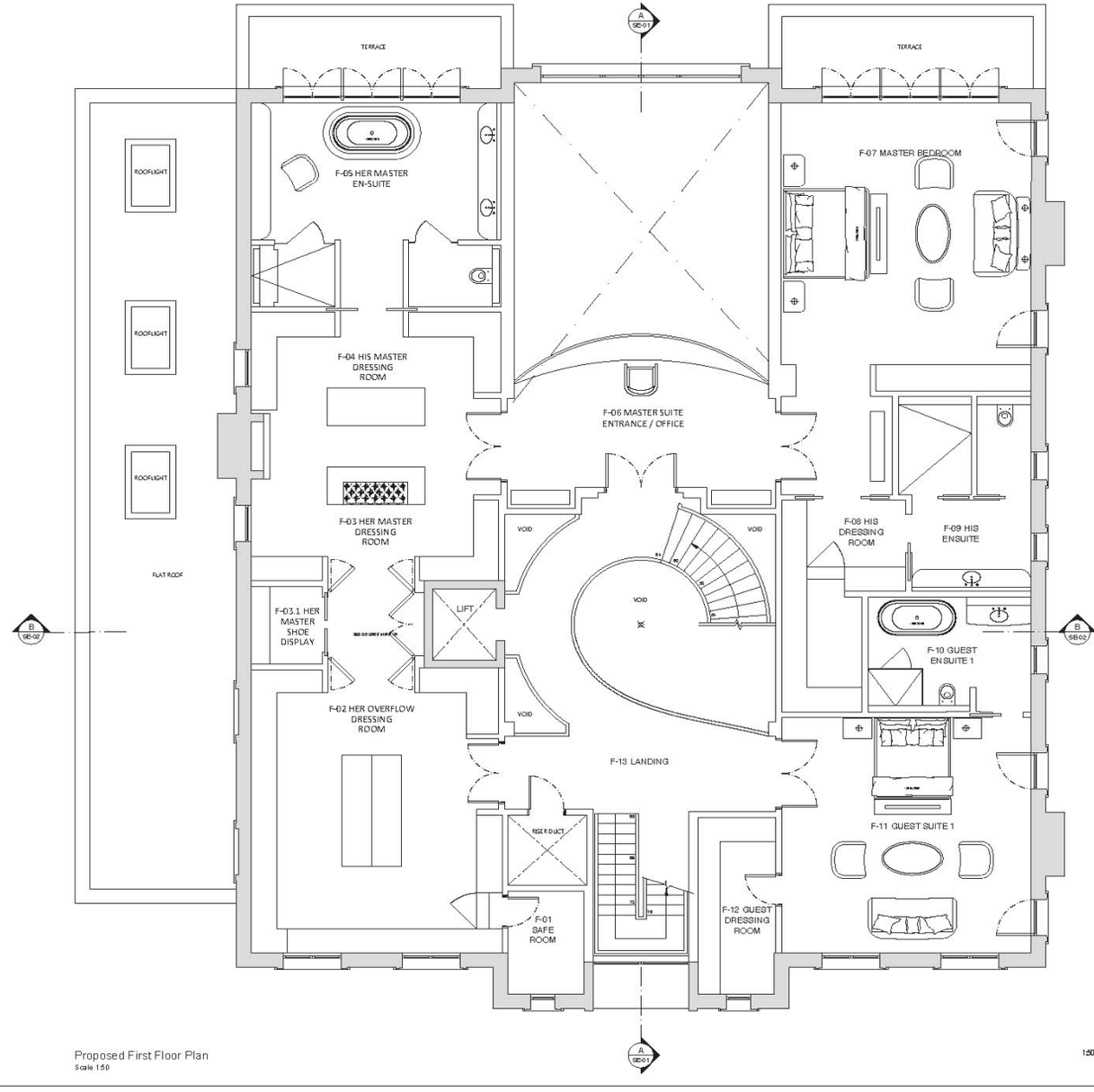
Client: WT Capital Group

Project: Nice Place
Compton Avenue
London

Drawing: Proposed Ground Floor Plan

Scale	Date	Drawn	
1:50 @A1	August 18	SJS	IL
Type: 01	Client: 228-16	PL-05	-

NICE PLACE,COMPTON AVENUE,N6
FIRST FLOOR PLAN



Proposed First Floor Plan
Scale 1:50

1:50 0 1000 2000 3000 4000 5000

Notes:

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Gross Internal Area - 351.2m²

DESCRIPTION	DATE

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UK House 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5969 Fax 020 8607 9693
Email enquiries@gmaarchitects.co.uk

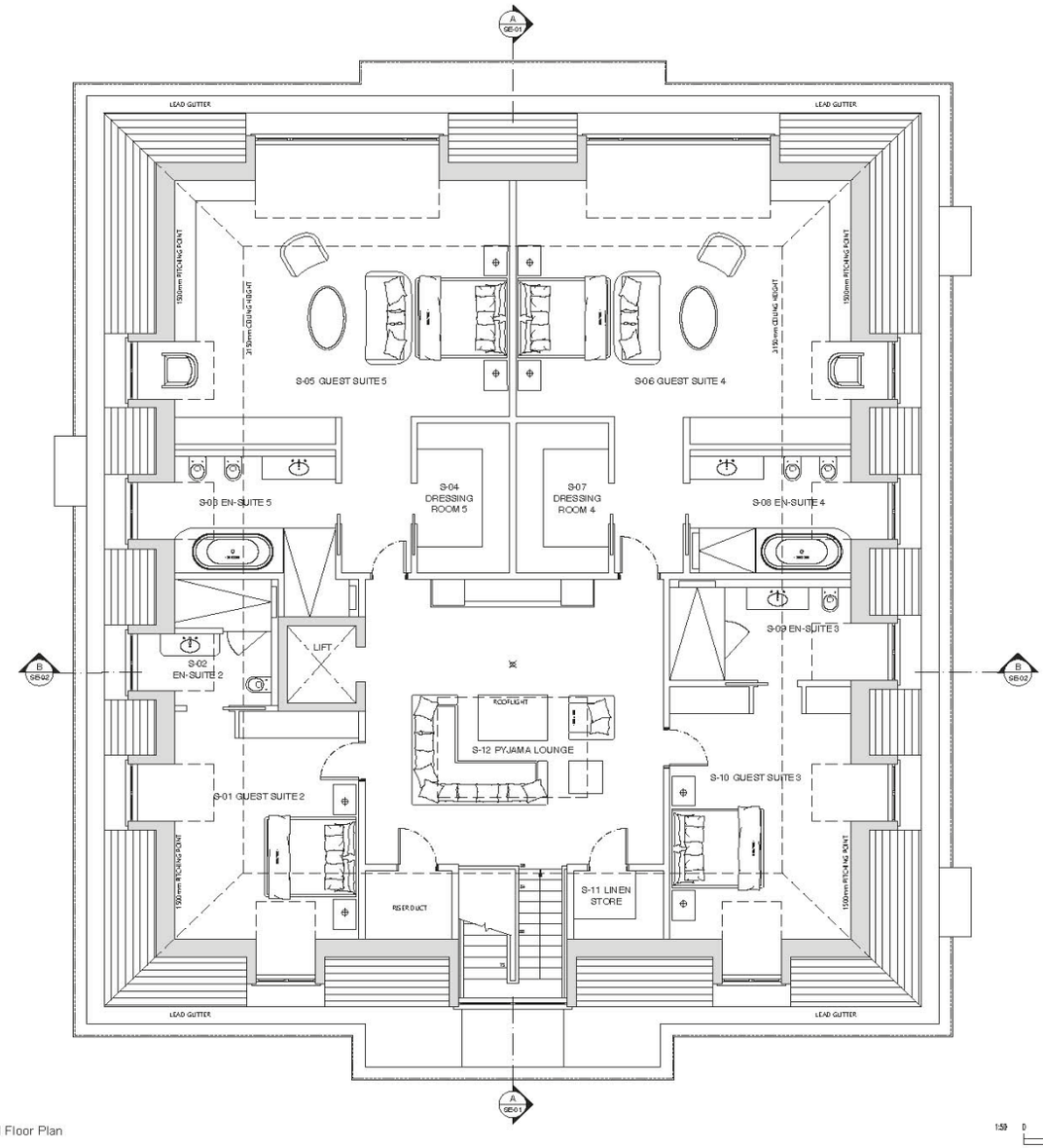
Client: WT Capital Group

Project: Nice Place
Compton Avenue
London

Drawing: Proposed First Floor Plan

Scale	Date	Drawn	
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Type: 01	Client: 228-16	PL-06	-

NICE PLACE,COMPTON AVENUE,N6
SECOND FLOOR PLAN



Proposed Second Floor Plan
Scale 1:50

1:50 0 1000 2000 3000 4000 5000

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Notes :

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Gross Internal Area - 273.2m²

DESCRIPTION	DATE

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Architects and Designers
UK House 82 Heath Road Twickenham TW1 4BA
Telephone 020 8891 5969 Fax 020 8607 9693
Email enquiries@gmaarchitects.co.uk

Client
WT Capital Group

Project Nice Place
Compton Avenue
London

Drawing
Proposed Second Floor Plan

Scale	Date	Drawn	
1:50 @A1	August 18	SJS	IL
Type 01	Client 228-16	PL-07	-

NICE PLACE,COMPTON AVENUE,N6
SECTION AA PLAN



Proposed Section AA
Scale 1:50

1:50 0 1000 2000 3000 4000 5000

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DESCRIPTION	DATE

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Architects and Designers
UK House 82 High Road Twickenham TW1 4BA
Telephone 020 8891 5969 Fax 020 8607 9633
Email enquiries@gmaarchitects.co.uk

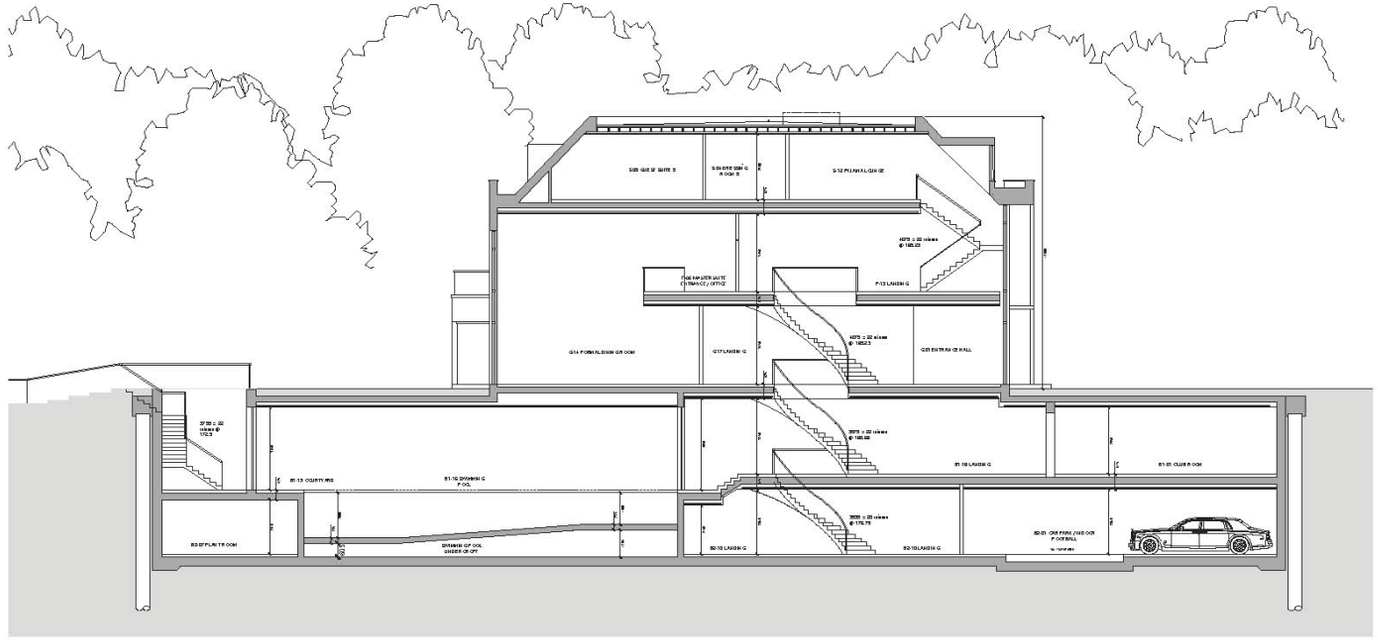
Client
WT Capital Group

Project Nice Place
Compton Avenue
London

Drawing
Section AA

Scale	Date	Drawn	
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Type	Client	PL-15	-
01	228-16		

NICE PLACE,COMPTON AVENUE,N6
SECTION BB PLAN



Proposed Section BB
Scale 1:100

1:100 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

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Notes :

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Architects and Designers

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Email enquiries@gmaarchitects.co.uk

Client
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Project Nice Place
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London

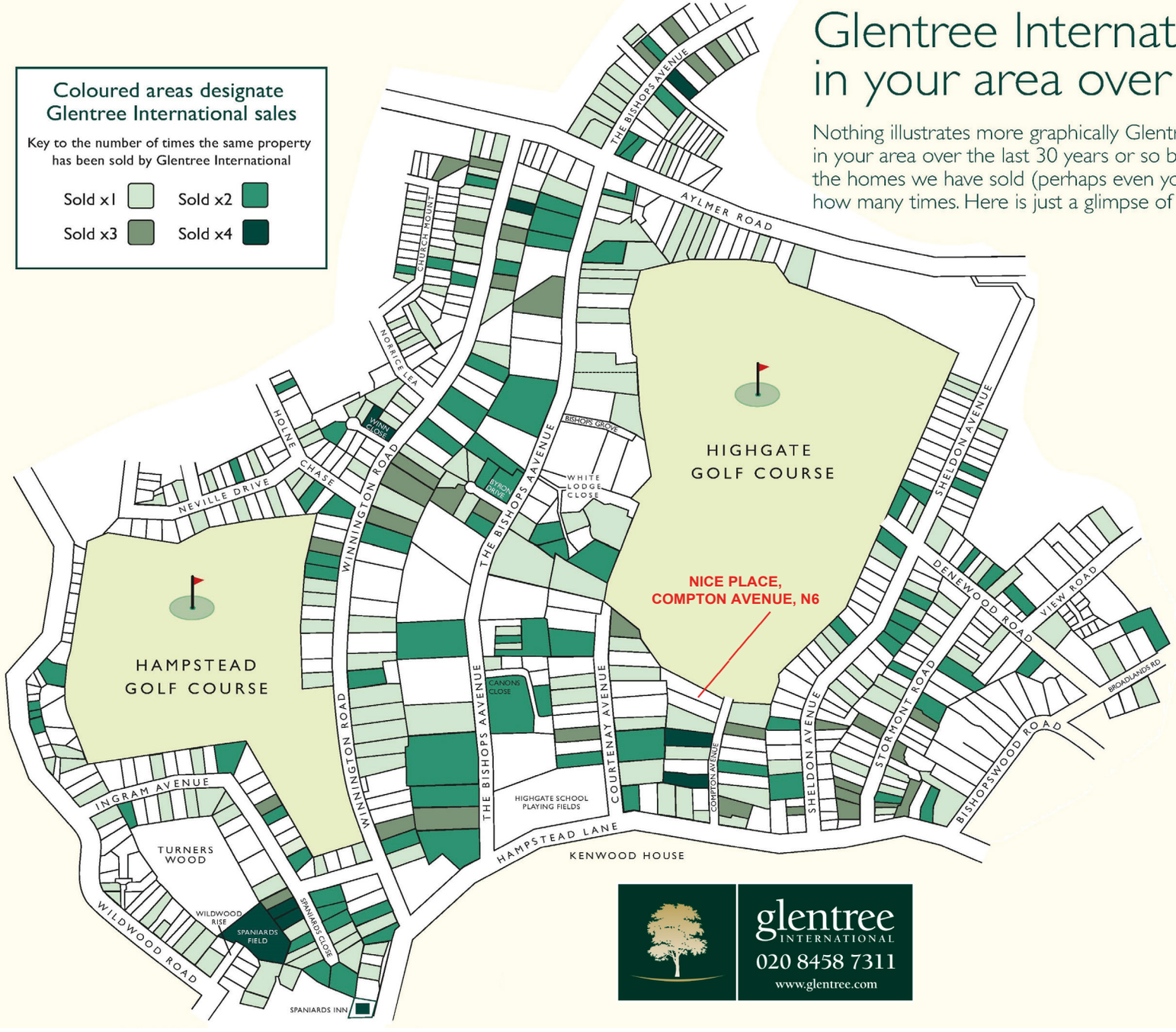
Drawing
Section BB

Scale	Date	Drawn	
1:100 @A1	August 18	SJS	IL

Type	Client		
01	228-16	PL-16	-

Glentree International sales in your area over the years

Nothing illustrates more graphically Glentree International's achievements in your area over the last 30 years or so better than this map. It highlights the homes we have sold (perhaps even yours in the past) and indeed how many times. Here is just a glimpse of our activities:



Properties sold per road

The Bishops Avenue, N2	129
Winnington Road, N2	119
Sheldon Avenue, N6	36
Ingram Avenue, NW11	31
Stormont Road, N6	31
Courtenay Avenue, N6	21
Compton Avenue, N6	20
Holne Chase, N2	20
Spaniards Close, NW11	19
Wildwood Road, NW11	16
Hampstead Lane, N6	14
Church Mount, N2	11
Neville Drive, N2	9
Norrice Lea, N2	7
Denewood Road, N6	4

Coloured areas designate Glentree International sales
Key to the number of times the same property has been sold by Glentree International
Sold x1
Sold x2
Sold x3
Sold x4

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ALL ENQUIRIES TO:

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TREVOR@GLENTREE.COM

+44 (0)7831 339699

DANIEL AUSTIN

DANIEL@GLENTREE.COM

+44 (0)7973 882871

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