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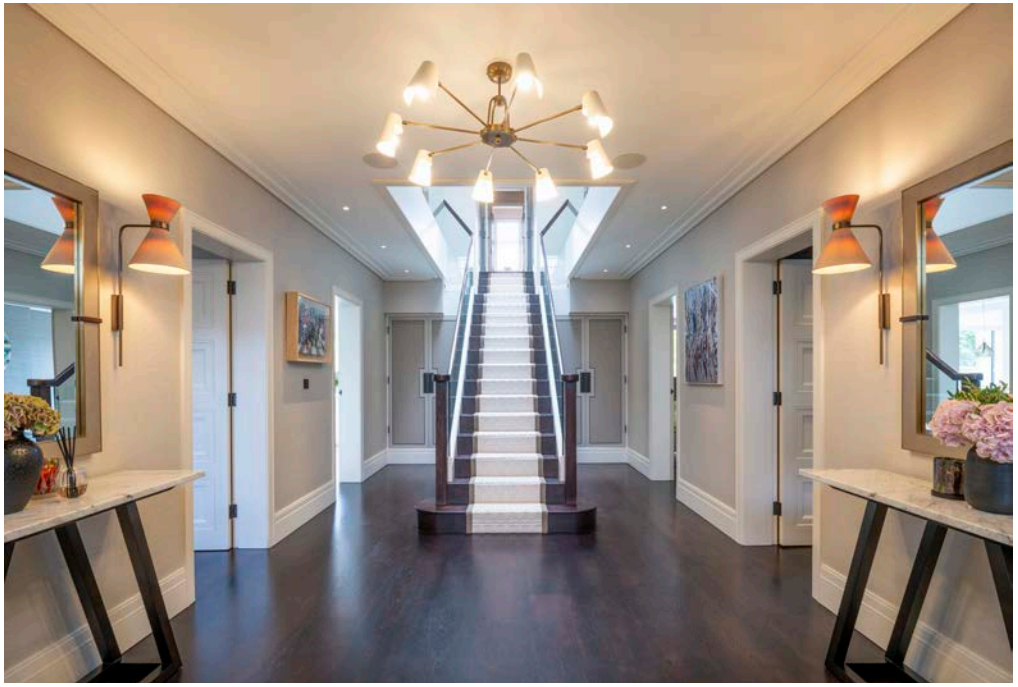
SHELDON AVENUE N6



SOLE AGENT. FREEHOLD.

£8,500,000.

ENTRANCE HALL: DRAWING ROOM: FAMILY ROOM: DINING ROOM: KITCHEN/ BREAKFAST ROOM: STUDY: BOOT ROOM: GUEST WC: PRINCIPAL BEDROOM SUITE WITH DUAL DRESSING ROOMS AND EN SUITE BATHROOM: 5/6 FURTHER BEDROOMS (2 WITH EN SUITE & 1 WITH JACK AND JILL BATHROOM): FURTHER FAMILY BATHROOM: PLAYROOM/BEDROOM 7: UTILITY ROOM: CINEMA ROOM: GYM: SWIMMING POOL WITH WC AND STEAM SHOWER: WINE CELLAR: DOWNSTAIRS KITCHENETTE AND GUEST WC: GARAGE: REAR LANDSCAPED GARDEN: OFF-STREET PARKING

Set behind a deep carriage driveway with electronically operated gates and ample off-street parking, is this magnificent, detached family home located in this prime road in Kenwood.

Spanning 6,630 Sq ft (616 Sq m) over 4 floors, this fine home, which presents beautifully, has very recently had new bathrooms and carpets fitted.

The ground floor features a very light spacious hallway with a grand staircase, a drawing room with sliding doors, a private study with double doors, a stylish, contemporary kitchen breakfast room and dining room with bifold doors, all leading on to the garden and terrace. Furthermore, there is a family room, a boot room which can be accessed independently of the house, a guest WC and a garage.

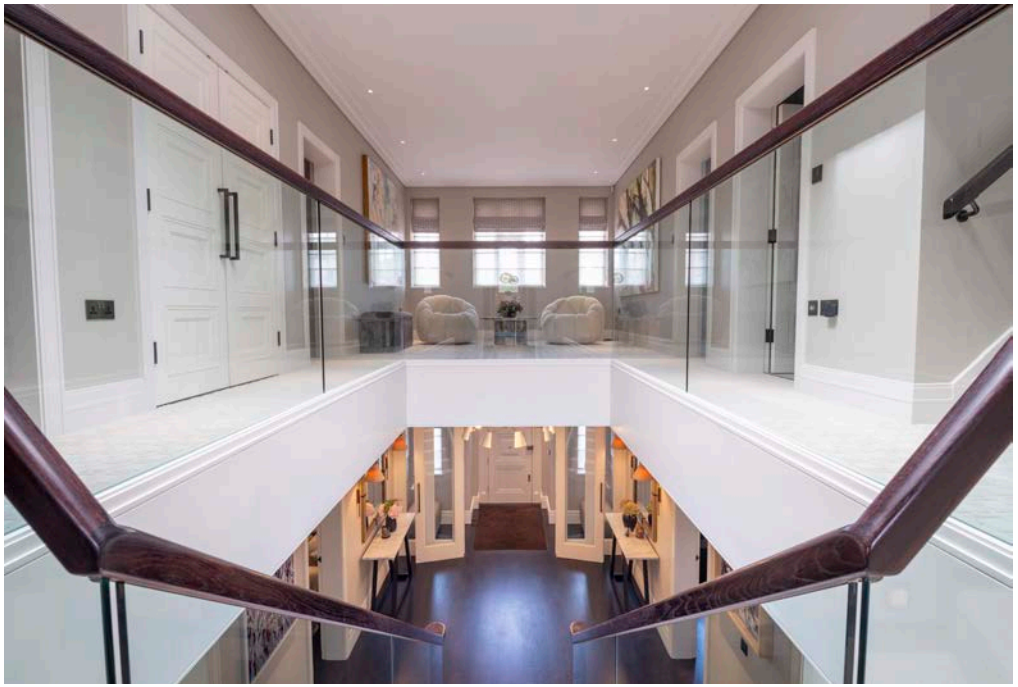
The lower floor, which is ideal for parties and family members, benefits from a large cinema room, a large gym, a swimming pool(not currently in operation), a wine cellar, a kitchenette, 2 further guest WC's and a steam shower. Additionally, there is a good amount of storage.

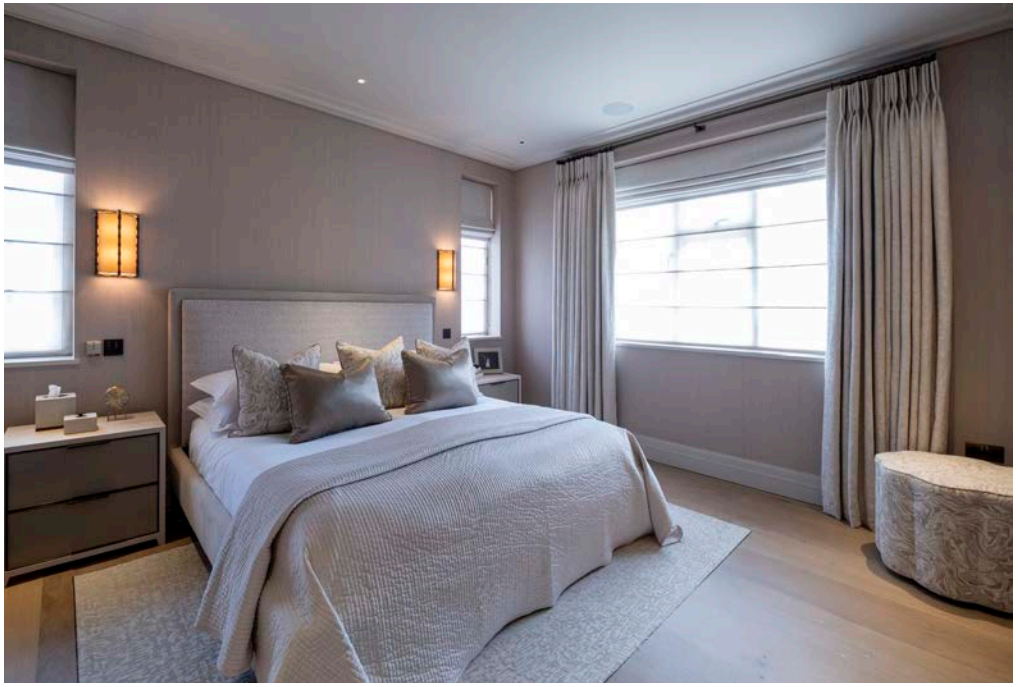
On the upper floors, there are 6/7 bedrooms and 5 bathrooms (3 ensuite and 1 Jack and Jill), including a spectacular principal bedroom suite arranged over 2 floors with dual dressing rooms and a study area. In addition, there is a seating area on the galleried first floor landing.

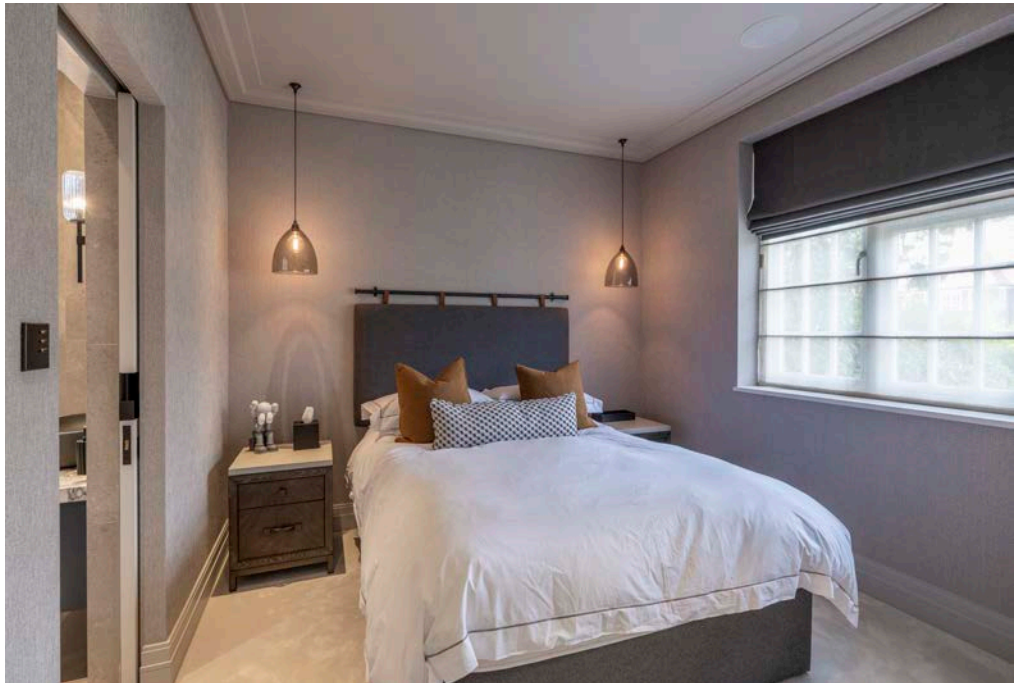
To the rear, the spectacular garden which is over 110" long and is southeast facing includes a terrace, a large lawn and a sun deck lounge area.

Sheldon Avenue is is one Highgate's premier roads, just off Hampstead Lane and a stones throw away from Kenwood house and the Heath.

Conveniently located by the shops and restaurants of Highgate Village and outstanding local schools including both Highgate and Channing. East Finchley and Highgate







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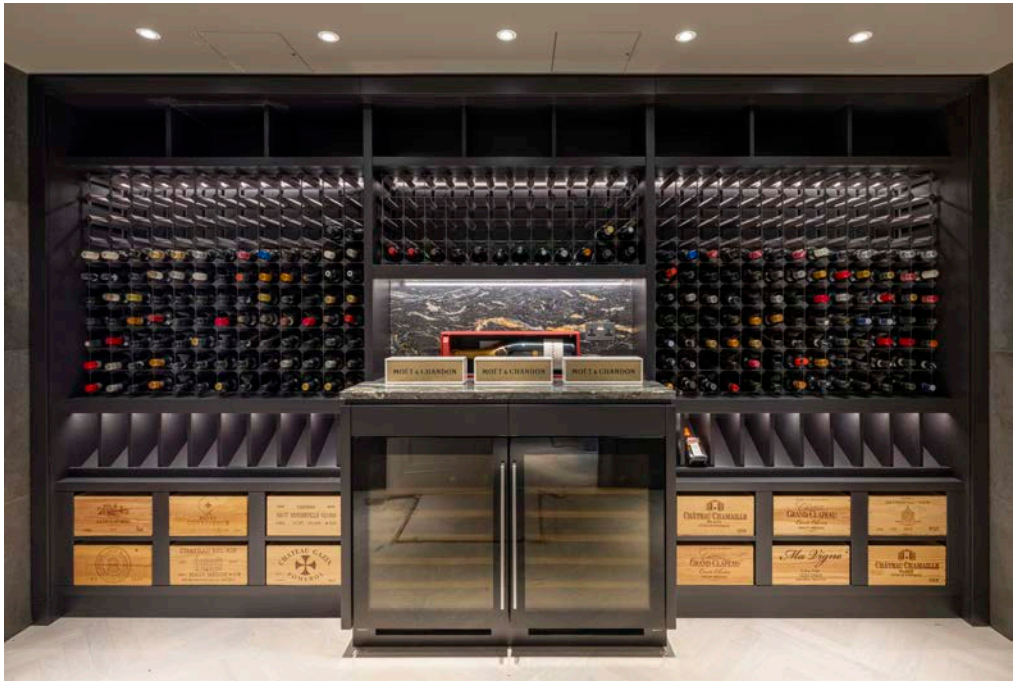
MOËT & CHANDON
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SPECIAL FEATURES

LUTRON LIGHTING

AIR CONDITIONING

GARDEN IRRIGATION SYSTEM

UNDERFLOOR HEATING

SMART HOME SYSTEM (SAVANT)

SECURITY CAMERAS

Sheldon Avenue N6

Gross internal area (approx.)
668 Sq m (7186 Sq ft) Including Store and under eaves
616 Sq m (6630 Sq ft) Excluding Store and under eaves

Site Area (approx.)
Acre 0.29 Hectares 0.12

For identification only, Not to Scale
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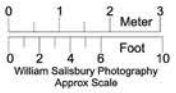
Lower Ground Floor - Approx 184 Sq m - 1976 Sq ft



Ground Floor - Approx 208 Sq m - 2242 Sq ft

Not to Scale, for guidance only and must not be relied upon as a statement to fact.
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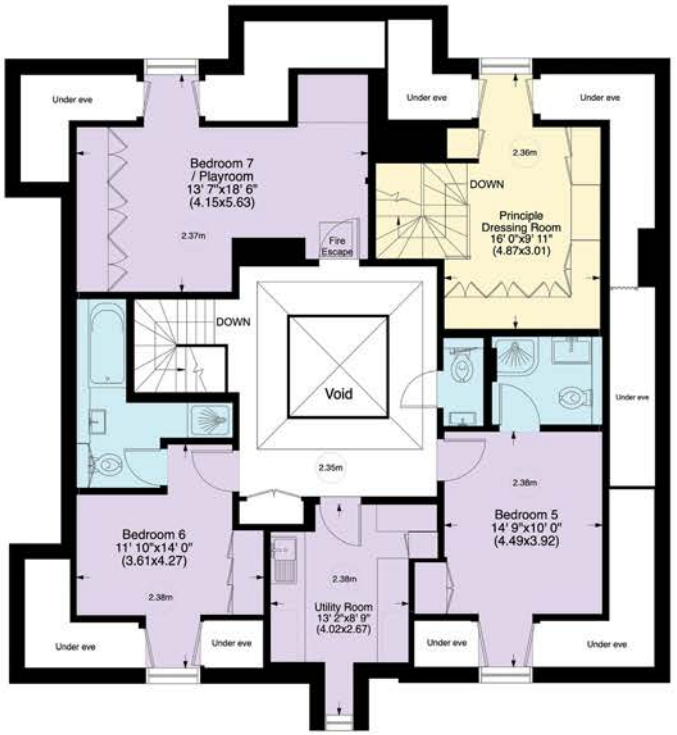
First Floor - Approx 144 Sq m - 1555 Sq ft



Second Floor - Approx 131 Sq m - 1413 Sq ft

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

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Second Floor - Approx 131 Sq m - 1413 Sq ft

First Floor - Approx 144 Sq m - 1555 Sq ft

Lower Ground Floor - Approx 184 Sq m - 1976 Sq ft

Garden
Approximately
69' 4"x110' 5"
(33.66x21.14)

Drive
Approximately
51' 4"x69' 9"
(15.63x21.27)

www.WilliamSalisbury.Photography

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