SHELDON AVENUE

KENWOOD N6

Set behind a deep carriage driveway with electrically operated gates is this magnificent newly built, architecturally designed family home.

As you enter this fine home, you walk into a triple volume entrance hall with an imposing staircase that continues to the top floor and allows an abundance of natural light in through the sky lights.





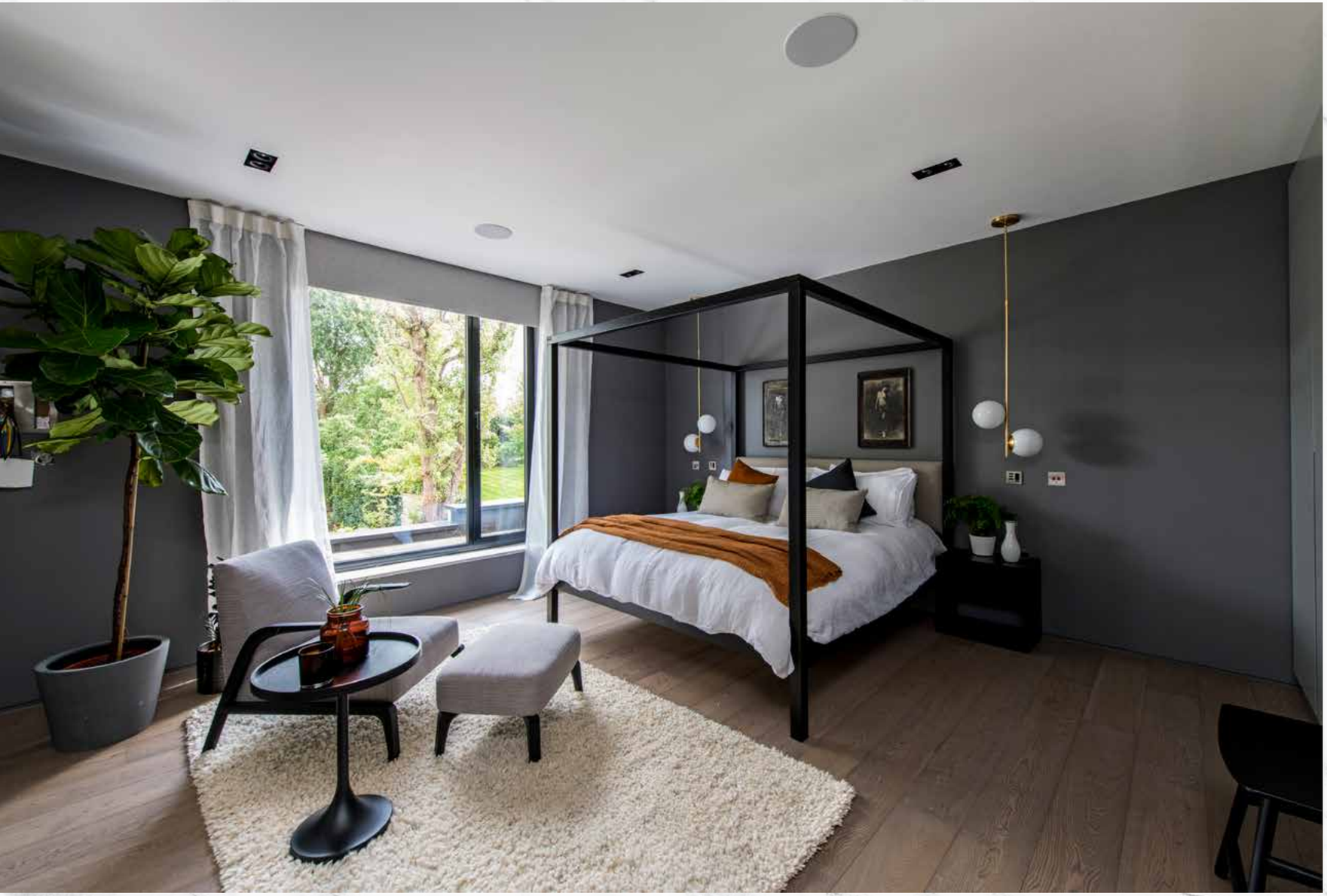


Boasting over 7,500 sq ft (700.9 sq m) predominantly over three floors, the ground floor benefits from four reception rooms and a beautifully appointed kitchen/breakfast room.





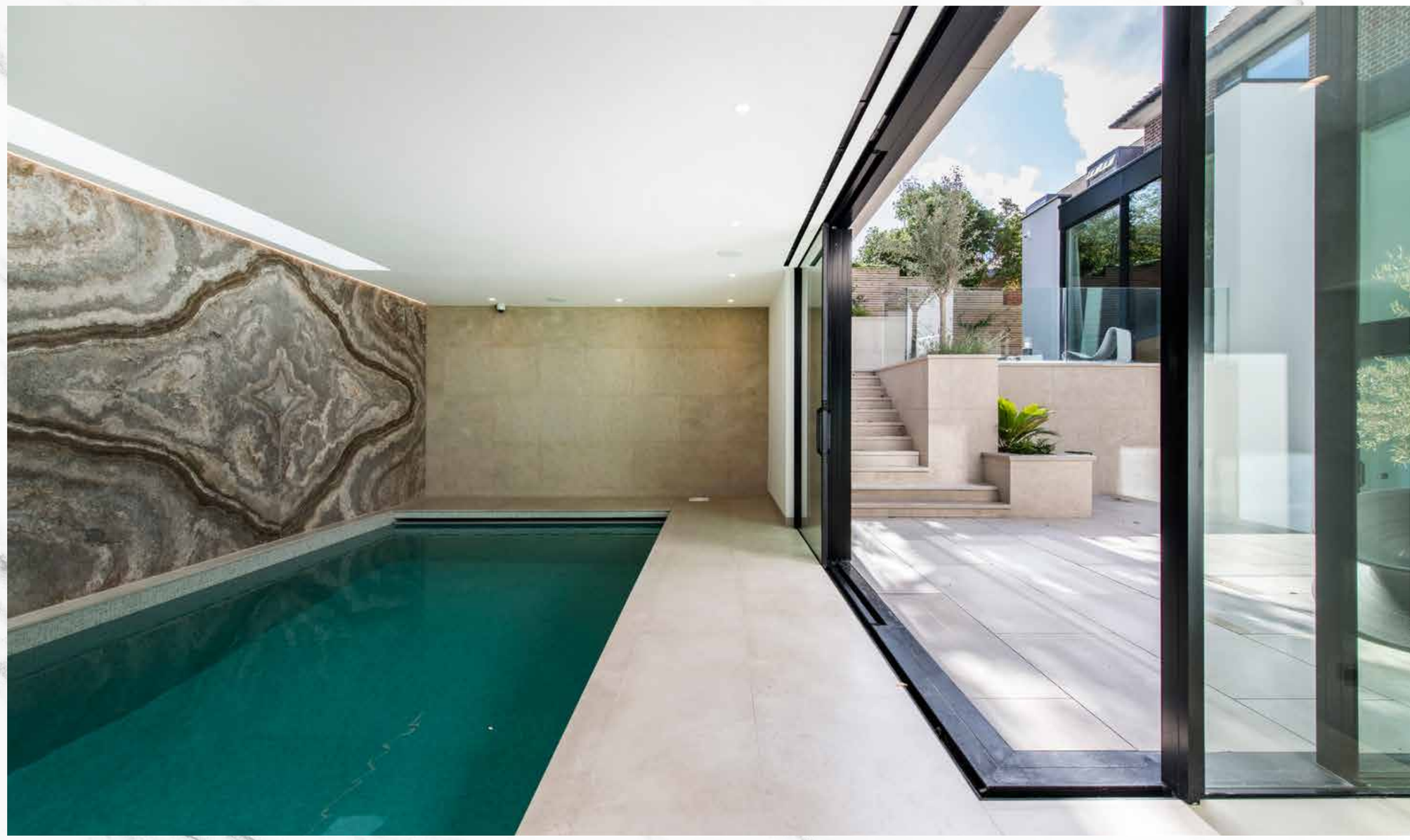








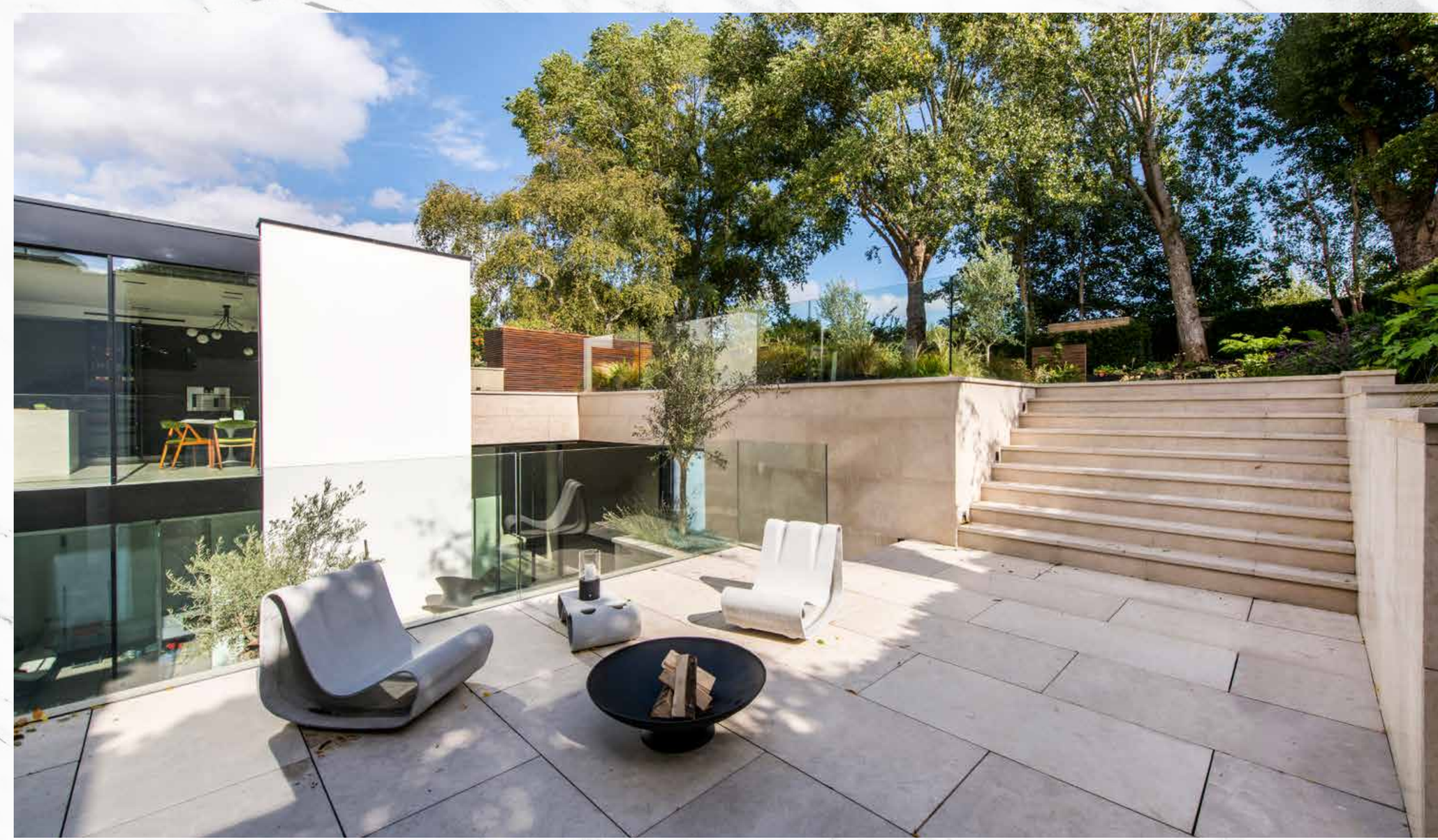
On the first floor is a sumptuous master bedroom suite which features an oversized dressing room and bathroom, plus two further bedroom suites. Four further bedrooms with shared ‘Jack and Jill’ bathrooms can be found on the upper floor.



The lower ground level has a superb spa which includes an indoor swimming pool, gymnasium, steam shower and changing room.



Other amenities include a media room, playroom, staff bedroom with en suite bathroom and a separate entrance. There is also provision for a car lift where the infrastructure has been built.



Externally there is a landscaped garden which is over 100ft in length and a large terracing for entertaining.





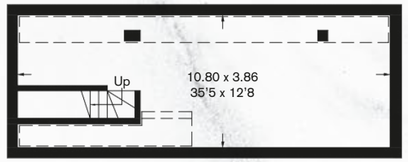
Accommodation & Amenities

Kitchen/breakfast room
Reception room
Dining room
TV room
Office
Master bedroom suite
6 further en suite bedrooms
Lower ground leisure floor including:
Swimming pool
Gym
Play room
Cinema room
Staff bedroom en suite
Boot room with separate entrance
Sonos sound system
Lutron lighting and blinds
CCTV
Air conditioning
Creston AV system

Terms

Joint Agent
£8,950,000
Freehold

= Reduced headroom below 1.5m/5'0

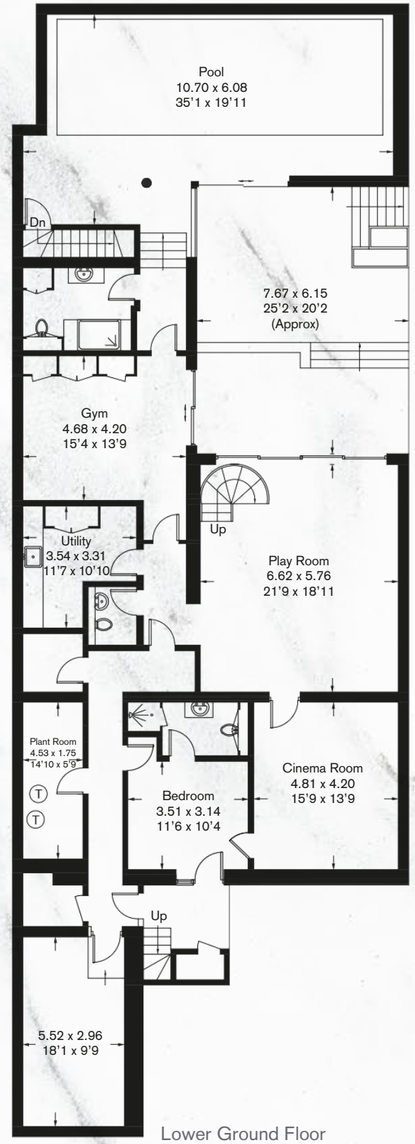


Basement

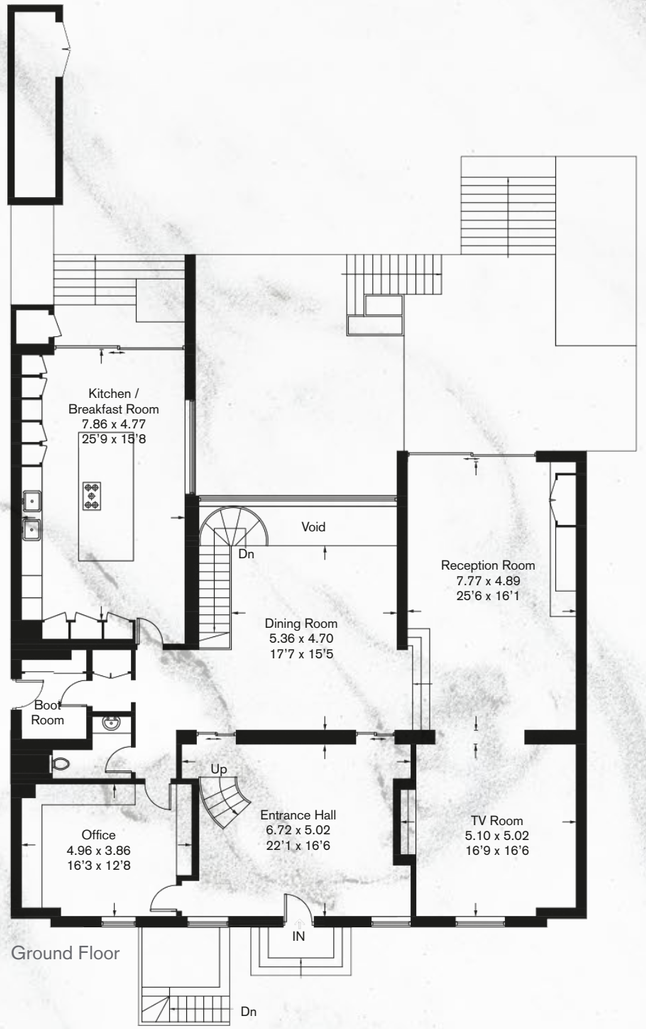
Approx. Gross Internal Area
(Excluding Reduced Headroom)
700.9 sq m (7544 sq ft)

Basement (Excluding Reduced Headroom)
28.9 sq m (311 sq ft)

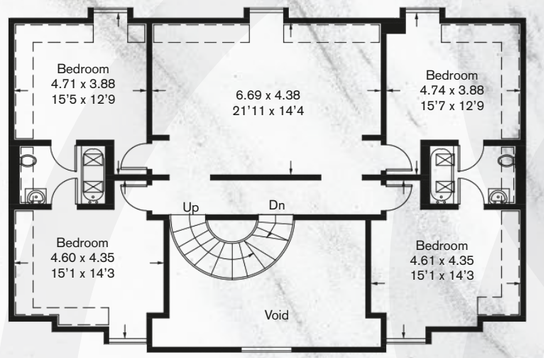
External Cupboards = 8.5 sq m (91 sq ft)
Reduced Headroom = 28 sq m (301 sq ft)
Total = 766.3 sq m (8,247 sq ft)



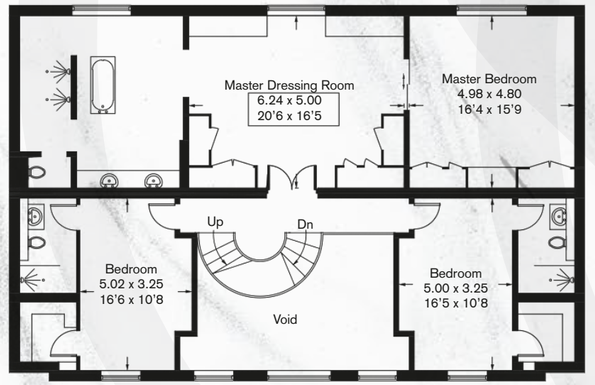
Lower Ground Floor



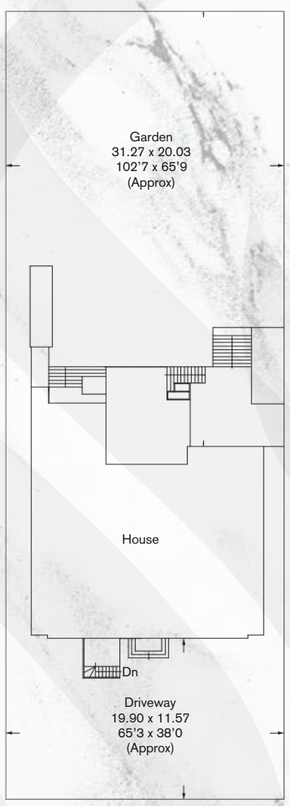
Ground Floor



Second Floor



First Floor



Site Plan

Sole Agent

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